

# Highly Visible Retail Corner in Marquette Park

Price Reduced  
**\$ 119,000**

3001-03 W. 63rd St. | Chicago, IL

~~\$ 135,000~~

## Investment Highlights

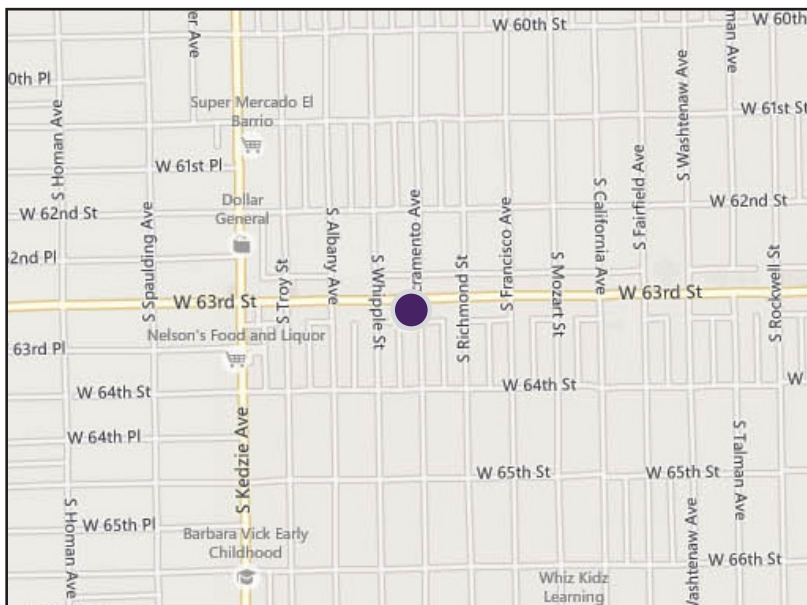
- 7,850 SF retail storefront
- Divided into two units
  - Corner unit was a restaurant with black iron in place
  - Former 5,100 SF grocery store
- Great opportunity for owner/user or to add value
- Billboard generates additional revenue
- Land Area: 8,265 SF
- Zoning: B1-1
- Taxes (2013): \$8,615

## Property Highlights

At the corner of 63rd and Sacramento, this 7,850 square foot retail property is divided into two storefronts. Previously, the corner unit was used as a restaurant and there is black iron in place. The adjacent unit is a L-shaped former grocery store. A billboard on the Sacramento facade generates additional revenue for the property. This is a great opportunity for an owner/user or for an investor to add value.

## Area Highlights

Marquette Park is less than 12 miles from downtown Chicago. Commercial real estate is clustered in several corridors in this largely residential area, including along Western and Kedzie.



Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

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