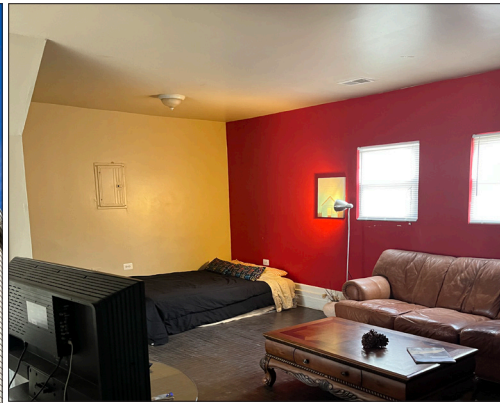


# MILLENNIUM PROPERTIES R/E *Updated Apartment Building in Canaryville Neighborhood*

4447 S. Wells St., Chicago, IL

**\$305,000**



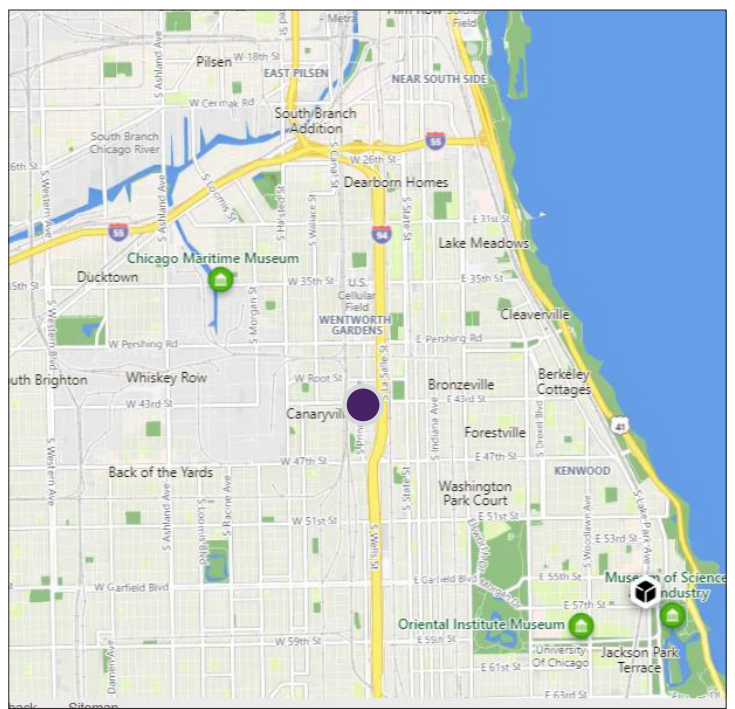
## Property Highlights

- 5,600 SF 2-unit, rehabbed apartment building plus coach house
- Two 2-bedroom, 1 bath apartment units
- Coach house- 3 bedroom, 1.5 bath unit
- Gross income: \$46,200
- Unit 1 - \$1,150, Unit 2 - \$1200, Coach House - \$1,500
- Apartment unit features spacious rooms with hardwood throughout, updated kitchen and baths, and individual furnaces/hot water tanks
- Dedicated A/C compressor in coach house
- In-building has washer and dryer
- Land area: 2,952 SF
- Zoning: RS-3
- Taxes (2021): \$6,019

## Property Overview

Just I-90/94 expressway, this fully rehabbed, 2-unit apartment building plus coach house is available for sale. The main building contains two 2 bedroom/1 bath apartments and the coach house contains 3 bedrooms and 1.5 baths. All units have been renovated with hardwood flooring throughout, updated kitchens and baths, and all have their own furnace and hot water tanks. Coach house also has a dedicated A/C compressor. The main building also has a washer and dryer. Excellent opportunity for a owner or investor.

On the south side of Chicago in the Canaryville neighborhood, this property is located close to public transportation, schools and numerous shops and restaurants.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	25,863	287,583	755,427
Households	10,385	110,108	276,385
Average Income	\$59,816	\$65,583	\$76,150

**Brad Thompson**  
Executive Director  
(312) 338 - 3012  
bthompson@mpirealestate.com

**mpirealestate.com**

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