

# MILLENNIUM PROPERTIES R/E *For Sale: Fully Occupied Mixed-use Property On Ashland Ave*

6512 S Ashland Ave., Chicago, IL

**\$295,000**



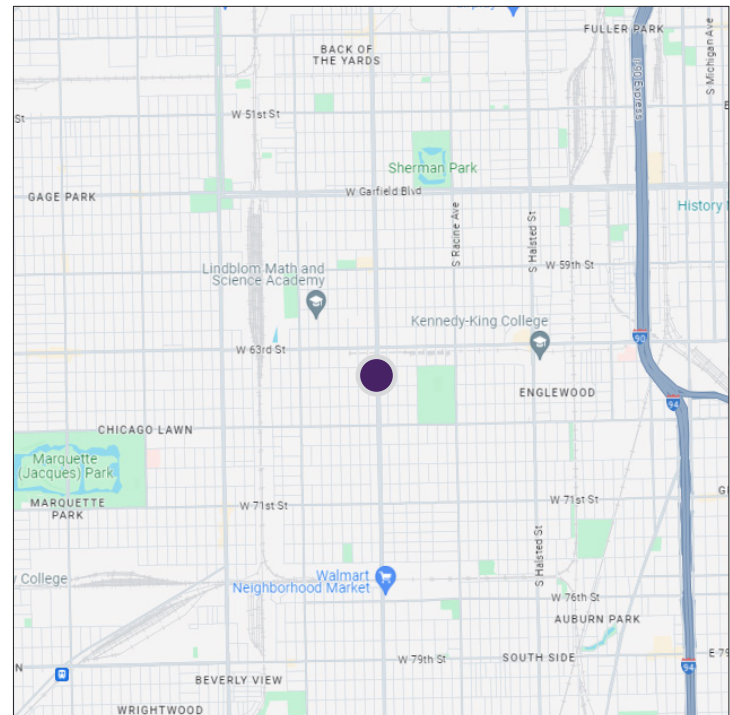
## Property Highlights

- 3,000 SF mixed use building
  - Barbershop/salon space occupies the ground floor
  - 3 bedroom apartment on top floor
- Fully occupied with long-term tenants
- Generates \$36,000 gross annually
- Great location on Ashland Avenue
- Close to public and vehicular transportation
- Great potential for an investor
- Close proximity to Kennedy King College
- Businesses in the area include: McDonald's, Metro by T-Mobile, Subway, Family Dollar and more
- Traffic count: 14,931 vehicles daily
- Land area: 3,485 SF
- Zoning: C1-2
- Taxes (2023): \$1,850.91

## Property Overview

Just minutes away from the I-90/I94 expressway, a 3,000 square foot mixed-use property is available for sale. This building features a retail space, occupied by a long-term barbershop/salon tenant, on the ground floor with a bedroom apartment on the top floor. Situated on Ashland Avenue, this property is convenient to public transportation, including the 63rd MetraRail train stop.

Just south of 65th Street on Ashland Avenue, this property is located near a number of prominent local retailers. The building's location enjoys a large number of surrounding residences at this location, making it a great opportunity for an investor.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	33,997	319,457	781,255
Households	9,798	95,371	264,006
Median Income	\$24,470	\$34,602	\$43,868

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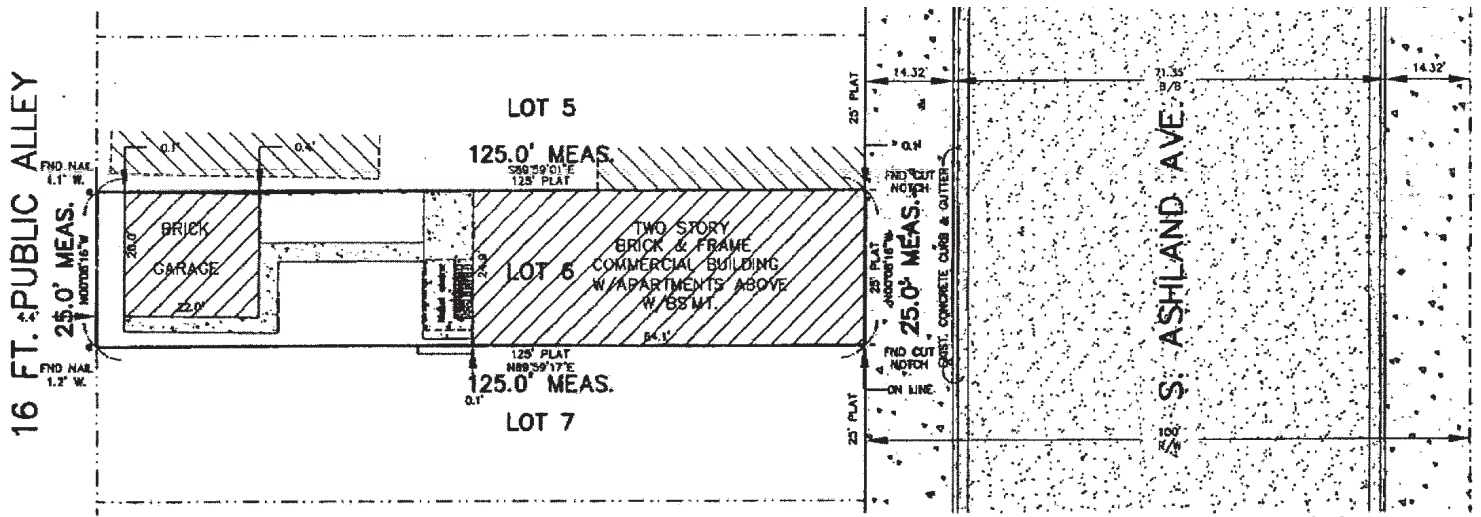
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