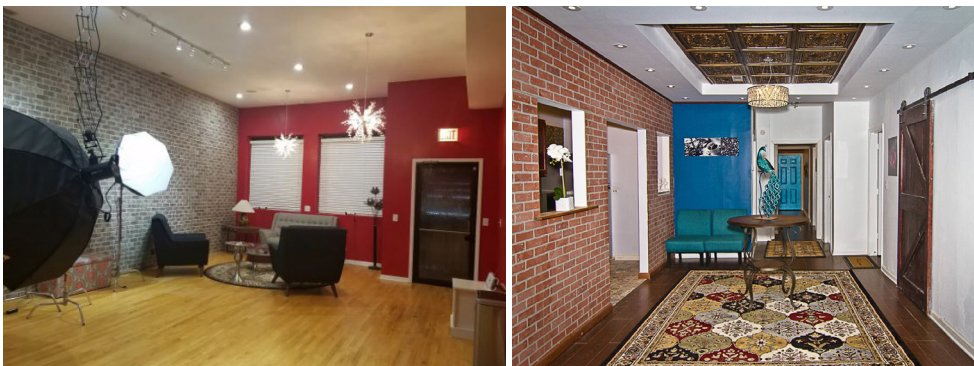
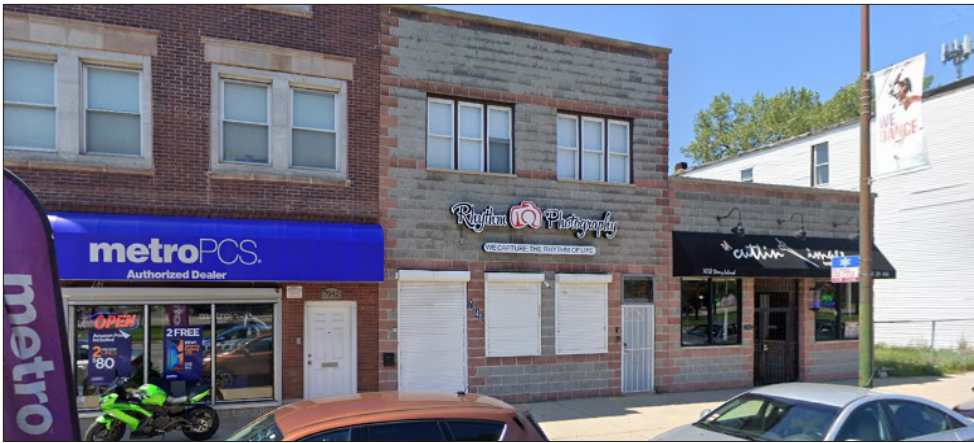


MILLENNIUM PROPERTIES R/E *Updated Mixed-Use Building Near University of Chicago*

7040 S. Stony Island Ave., Chicago, IL

\$429,000



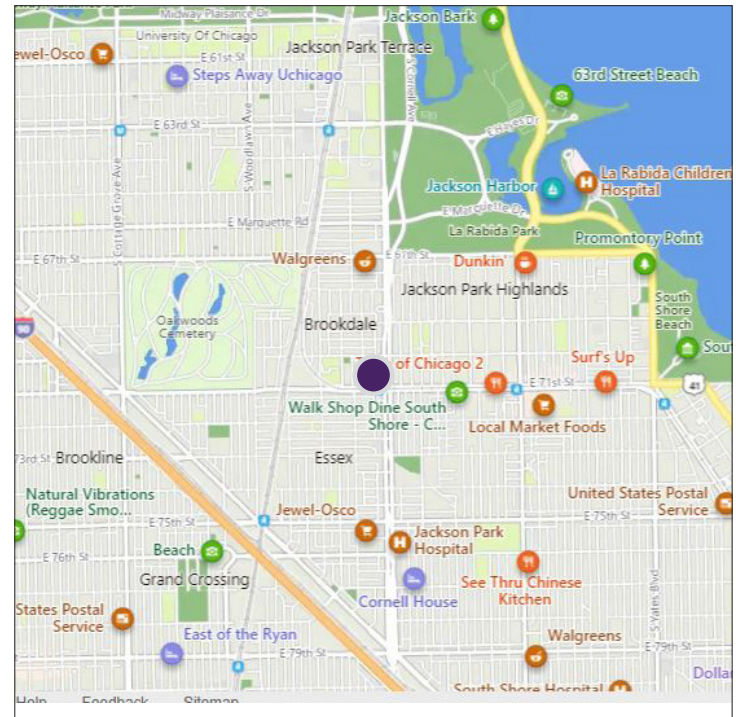
Property Highlights

- 2,600 SF two-story, rehabbed mixed-use building
- Ground floor retail space
- Second floor 2 bedroom, 1 bath apartment unit
- Fully finished basement
- Spaces are tastefully rehabbed
- Apartment unit features spacious rooms with hardwood throughout, updated kitchen cabinets, and stainless steel appliances
- New, individual furnaces
- On-site parking
- Great owner/user opportunity
- Close to Stony Island Metra station
- Land area: 4,173 SF
- Zoning: C1-2
- Taxes (2020): \$5,668

Property Overview

Just I-90 expressway, this mixed-use rehabbed building is available for sale. The property is comprised of a ground floor retail/office space with a 2 bedroom, 1 bath apartment on the second floor. The ground floor is currently used as a photography studio, and will be vacated upon sale. The apartment unit upstairs has high end finishes, currently rented as an Air BnB unit. The storefront has full access to the finished basement. Parking for seven vehicles in the rear. Retailers in the area include Starbucks, Dunkin', Dollar Tree, Sav A Lot, Advance Auto Parts and more.

On the south side of Chicago, this property is located close to public transportation and University of Chicago, public transportation and numerous shops/retailers 70th Street and Stony Island Avenue.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	39,076	274,087	529,837
Households	16,611	112,998	201,822
Average Income	\$52,313	\$59,403	\$57,968

Brad Thompson

Executive Director

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All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.

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GROUND FLOOR RETAIL/GALLERY/OFFICE



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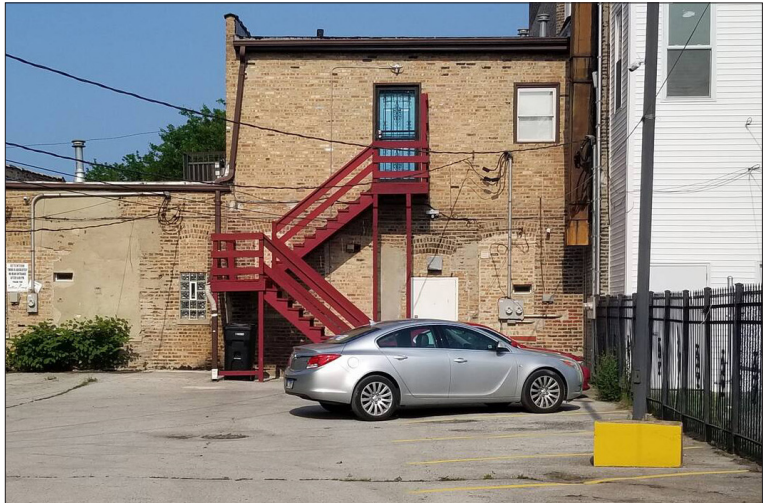
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SECOND FLOOR APARTMENT UNIT



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