

MILLENNIUM PROPERTIES R/E

Value-Add Retail on Cottage Grove Near 83rd St.

8242-48 S. Cottage Grove Ave., Chicago, IL

NOW: \$275,000



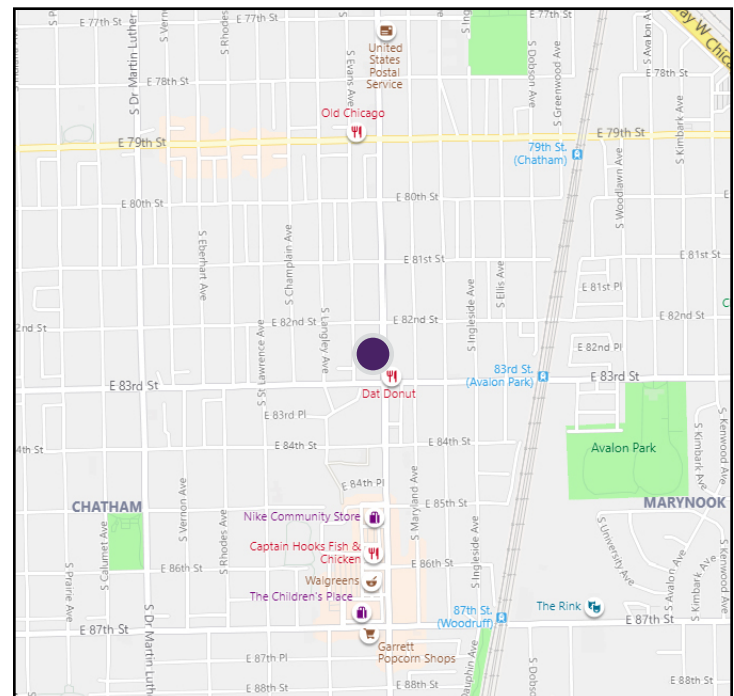
Property Highlights

- 10,000 SF commercial storefront
- Divided into four units
- Close to busy intersection
- Potential to add value thru leasing
- Two units available
- Potential to rehab and add value
- Opportunity for user or investor
- Tenants include a church and a martial arts gym
- Gross Income: \$33,600
- Land Area: 11,002 SF
- Zoning: B3-2
- Part of 87th Cottage Grove TIF
- Taxes (2018): \$16,115

Property Overview

A 10,000 square foot commercial storefront on busy Cottage Grove Ave is available for sale. The property is divided into four units, from 2,000 to 3,000 square feet; two units are currently available for lease. The current tenants include a church and a martial arts gym. Close to 83rd, this property is highly visible with potential to add value through leasing. The property can also potentially be rehabbed to add value. This property has great potential for a user or investor.

Chatham is a middle class neighborhood on the south side of Chicago approximately 10 miles from the Loop. The neighborhood is one of the strongest retail areas outside of downtown Chicago.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	41,686	301,562	613,694
Growth 2018-2023	1.44%	0.01%	(0.06%)
Households	17,411	115,204	225,833
Average Income	\$43,745	\$45,926	\$53,637

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