

Two Building Portfolio | Riverdale Portfolio

Available individually or collectively

407-409 W. 144th St.

13801 School St.

Riverdale, IL

\$ 300,000

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407-409 W. 144th St. and 13801 S. School St.: Building Information



Property Highlights

- 407-409 W. 144th St -12,000 SF mixed use with 2 retail/office store-fronts
 - Eight 1 bedroom, 1 bath apartments on 2nd and 3rd floors
- All units in building are vacant
- Potential to add value through leasing
- Great opportunity for investor
- Land area: 6,250 SF
- Available as part of a portfolio with 13801 School Street
- Taxes (2018): \$17,326

\$150,000

Property Highlights

- 13801 S. School St.- 5,858 SF mixed use property with 4 retail/office store-fronts
 - 3 California-style apartment units on the top floor
- All units in building are vacant
- Land area: 4,128 SF
- Potential to add value through leasing
- Great opportunity for investor
- Available as part of a portfolio with 407-409 W. 144th Street
- Taxes (2018): \$16,299

\$150,000



2417 W. 63rd St. and 2419 W. 63rd St.:

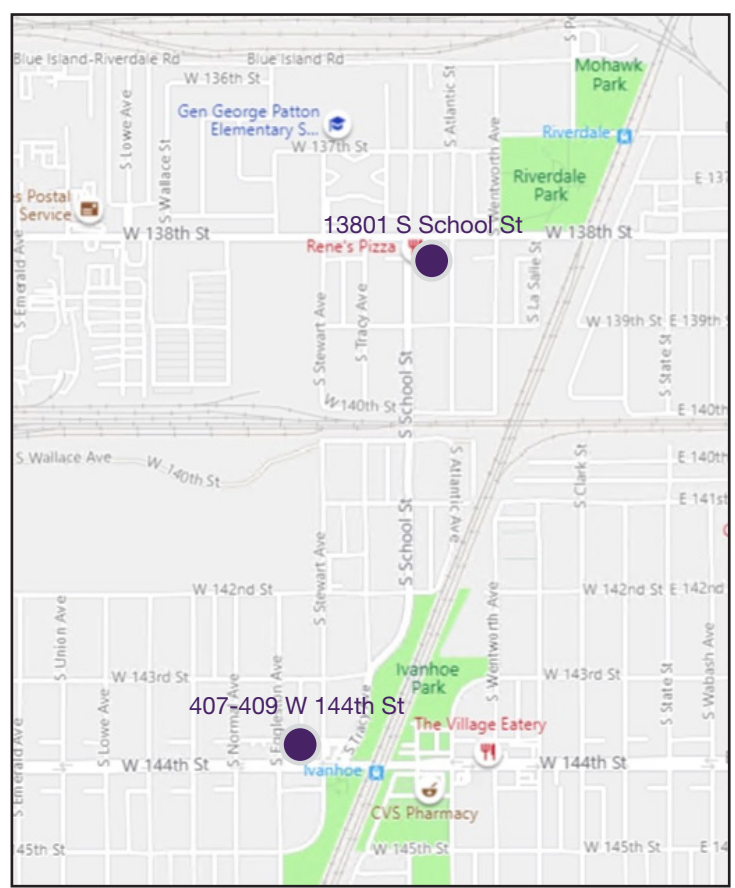
Building Information



Portfolio Overview

A portfolio of two mixed use properties with apartments in Riverdale, IL are available for sale individually or as a portfolio. 407-409 W. 144th St. is a 3-story 12,000 SF property with 2 retail/office storefronts. The building has eight 1 bedroom, 1 bath apartments on the second and third floors and is currently vacant. 13801 S. School St is a 2-story 5,858 SF property with 4 retail/office storefronts. The building has 3 California-style apartments on the top floor and is also currently vacant. Close to busy Halsted Street, this portfolio offers a great investment opportunity with high visibility and potential to add value through leasing.

Riverdale is located in the southeastern suburbs of Chicago and enjoys a small town atmosphere. The city has recently implemented a comprehensive redevelopment plan.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	14,346	121,118	314,491
Households	4,827	39,822	107,886
Average Income	\$34,040	\$37,593	\$44,846