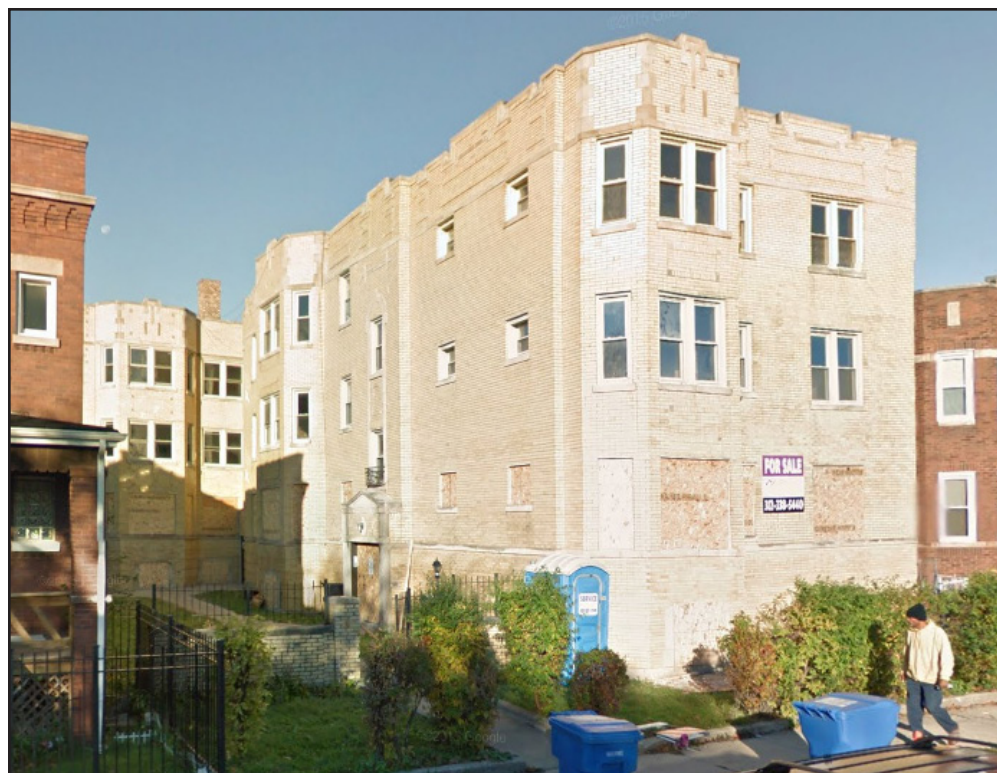


6222-26 S. Claremont, Chicago, IL

**Subject to Offer**



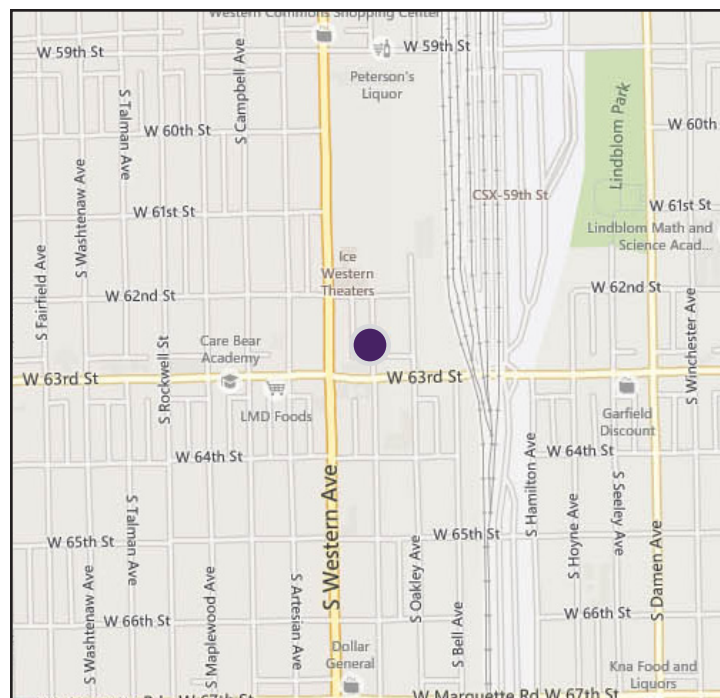
## Property Highlights

- 12,873 SF multi-family building
- Divided into 15 units
  - Three 2 bedroom
  - Nine 1 bedroom
  - Three studios
- Opportunity to rehab or redevelop
- Vintage building with high ceilings, lots of windows, three entrances
- Great opportunity to add value
- Close to Western Ave.
- Land Area: 7,813 SF
- Zoning: RS-3
- Taxes (2014): \$5,643

## Property Overview

Near Western and 63rd, this 12,873 square foot apartment building is split into 15 units. The vintage building contains three 2 bedroom apartments, nine 1 bedroom units and three studios. Units feature high ceilings, large windows with lots of natural light, and hardwood floors. The building has an on-site laundry and units are individually metered. This is a great opportunity to add value by rehabbing the building.

On the south side, West Englewood is less than 12 miles from downtown Chicago. The area is commuter friendly with close proximity to the CTA Red Line and Dan Ryan Expressway. A major retail corridor along Western Avenue is expanding.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	46,252	342,848	803,976
Households	12,516	96,772	258,111
Average Income	\$31,317	\$34,650	\$36,895

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