MILLENNIUM
PROPERTIES R/E

For Sale: Fully Occupied Mixed-use Property On Ashland Ave

6512 S Ashland Ave., Chicago, IL

$295,000

Property Highlights

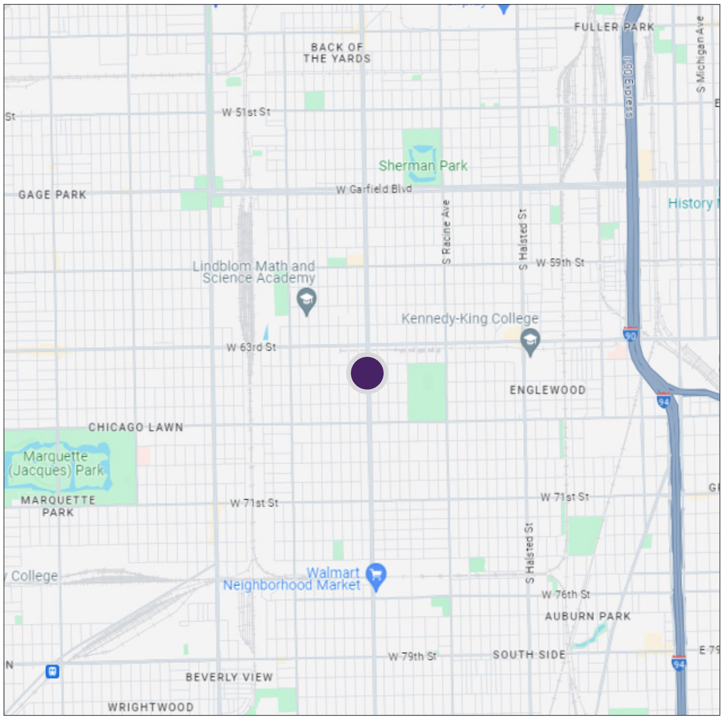
- 3,000 SF mixed use building
  - Barbershop/salon space occupies the ground floor
  - 3 bedroom apartment on top floor
- Fully occupied with long-term tenants
- Generates $36,000 gross annually
- Great location on Ashland Avenue
- Close to public and vehicular transportation
- Great potential for an 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 three-bedroom apartment on the top floor. Situated on Ashland Avenue, directly across a charter elementary school, this property is convenient to pubic transportation, including the 63rd Street 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



Brad Thompson
Executive Director
(312) 338 - 3012
bthompson@mpirealestate.com

Sean Wagner
Asset Management
(312) 338 - 3004
seanw@mpirealestate.com

mpirealestate.com

MILLENNIUM
PROPERTIES R/E

For Sale: Fully Occupied Mixed-use Property On Ashland Ave

6512 S Ashland Ave., Chicago, IL

$295,000

Brad Thompson
Executive Director
(312) 338 - 3012
bthompson@mpirealestate.com

Sean Wagner
Asset Management
(312) 338 - 3004
seanw@mpirealestate.com

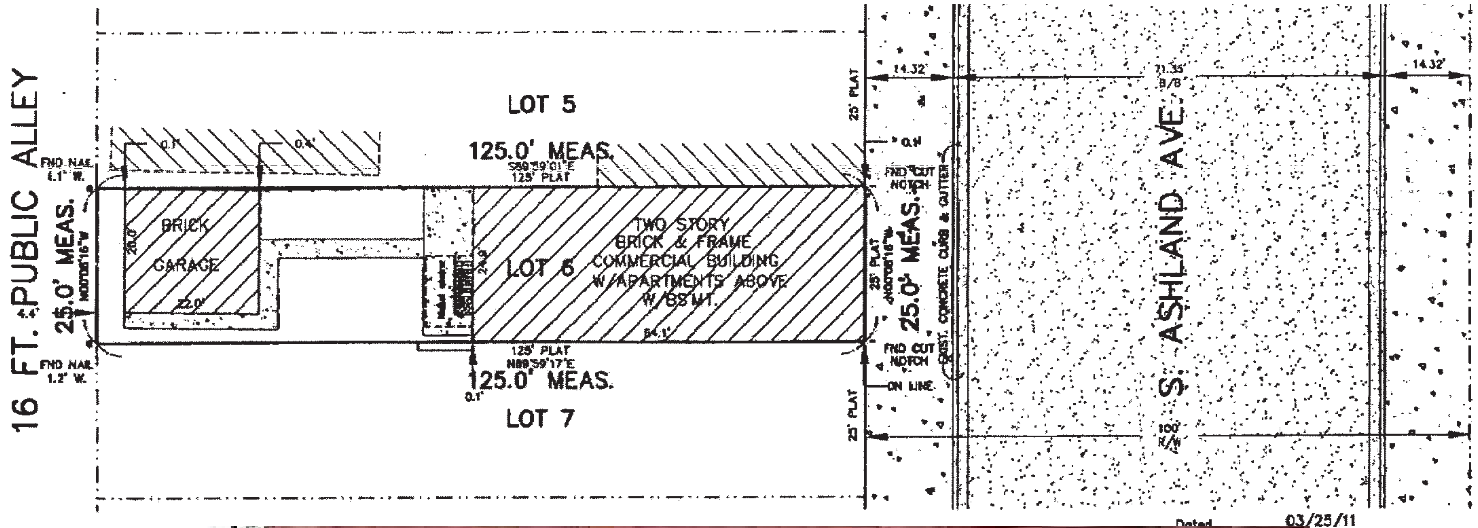
mpirealestate.com

MILLENNIUM PROPERTIES R/E

For Sale: Fully Occupied Mixed-use Property On Ashland Ave

6512 S Ashland Ave., Chicago, IL

$295,000



Brad Thompson
Executive Director
(312) 338 - 3012
bthompson@mpirealestate.com

Sean Wagner
Asset Management
(312) 338 - 3004
seanw@mpirealestate.com

mpirealestate.com