

# Commercial Sale - Chicago, IL



## 622 W 79Th Street, Chicago, IL, 60620

Offered at \$775,000

10.6% stabilized Cap rate! We are pleased to present for sale 622-624 W 79th Street, an eight-unit mixed-use investment property in the neighborhood of Auburn Park in Chicago, Illinois. The property was extensively rehabbed in 2020-2021 - all units (including commercial) have in-unit gas-forced heat and hot water tanks and were gutted to the studs. The two commercial spaces were leased to one tenant over a 37-month term at \$3,000/month with 2.5% annual escalations. The six apartments have intentionally been left vacant for a new investor to fill: 2 two-bedroom / one-bathroom, 1 two-bedroom / two-bathroom, & 3 three-bedroom / one-bathroom units. The second floor has coin laundry for residents and there is a vacant two car garage in the rear. PLEASE SEE OR REQUEST OFFERING MEMORANDUM FOR FINANCIALS & ADDITIONAL INFORMATION.

0 Bedrooms

0 Bathrooms

10,500 sqft

Built: 1889

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