

2500 S. Sawyer Ave., Chicago, IL

NOW: \$429,000



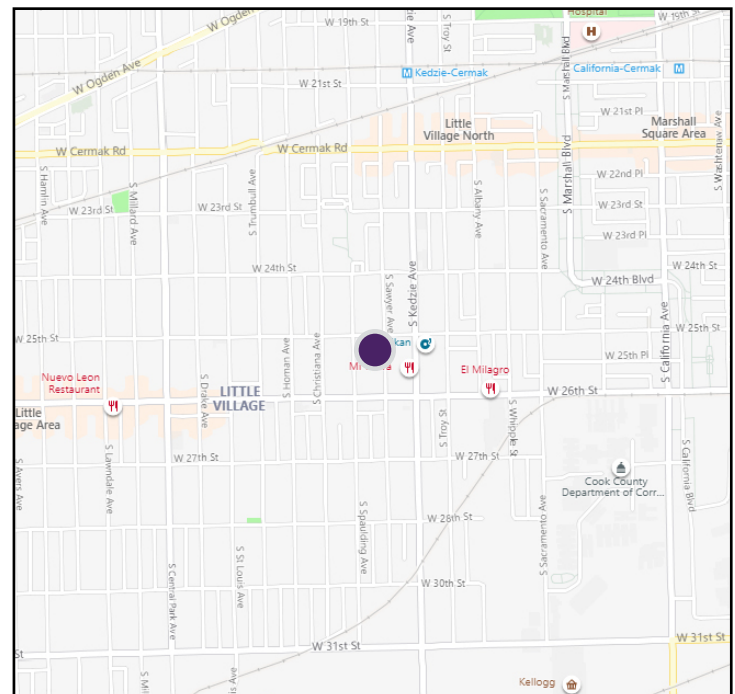
Property Highlights

- 8,041 SF mixed-use building
 - Three commercial units
 - Two apartments
 - Partial basement
- Two storefronts leased to salon and dance studio
- Apartments are 1-bed plus den
- On-site laundry for tenants
- 3,363 SF commercial unit can be used as retail, storage, or garage
- Potential to add value thru leasing
- Current Annual Income: \$55,320
- Land Area: 6,250 SF
- Zoning: B3-1
- Taxes (2018): \$6,100

Property Overview

A five unit mixed-use building with potential to add value is available for sale in Chicago. The 8,041 square foot building features three commercial units plus two apartments and a partial basement. Two storefronts are leased to a dance studio and a salon; the salon signed a two-year lease extension in 2019. The 3,363 square foot unit was previously used as a warehouse and has potential as retail, office, storage or garage space. Both apartments are large 1-bedroom units with dens and an on-site laundry.

Little Village is a neighborhood on the southwest side of Chicago with a strong Hispanic and Mexican community. 26th Street is a major thoroughfare for the neighborhood with a significant number of shops, restaurants and businesses.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	58,860	298,757	990,337
Households	12,750	86,027	343,289
Average Income	\$42,161	\$50,091	\$78,138

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