



## **1439 S Saint Louis Ave**

1439 S Saint Louis Ave, Chicago, IL 60623



### **John Szurzynski**

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# 1439 S Saint Louis Ave

\$799,500

Immaculately Constructed 6-Unit Multi-Family Greystone Building, Complete Rebuild in 2017, 2 of the 6 units are duplex on the 1st floor on a deep lot, Condo like Grade units. All Units Work Done 2017: Roof, Windows DC, tuckpointing, concrete work, HVAC, Plumbing, Electric, Hardwood Throughout, Custom Kitchens & Baths, wooded Frame Back Deck w/ all steel screen doors, Sound Proofing Between Unit Floors, Wired for Sound, ceramic Floor in Bottom Level. Each unit has their own utility's on the same floor All Units Currently Rented. This property will appeal to investors (\$9000/mth income) call for more info. Current rent is a lot lower than what the local market suggests a minimum of \$200 per unit can be implemented....

- Great investment opportunity



Price:	\$799,500
No. Units:	6
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Mid Rise
Building Class:	C
Sale Type:	Investment
Cap Rate:	13.04%
Building Size:	6,615 SF
Gross Rent Multiplier:	7.7
No. Beds:	6
No. Stories:	4
Year Built:	1905
Zoning Description:	R3
APN / Parcel ID:	16-23-216-011-0000

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## Unit/Room Mix Information

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Description	No. Units	Avg. Rent/Mo	Sq. Ft
5+2	1	\$145.83	1,480
4+1	2	\$122.75	1,050 - 1,200
4+2	1	\$96.67	1,200
2+1	2	\$93.33	980 - 1,200

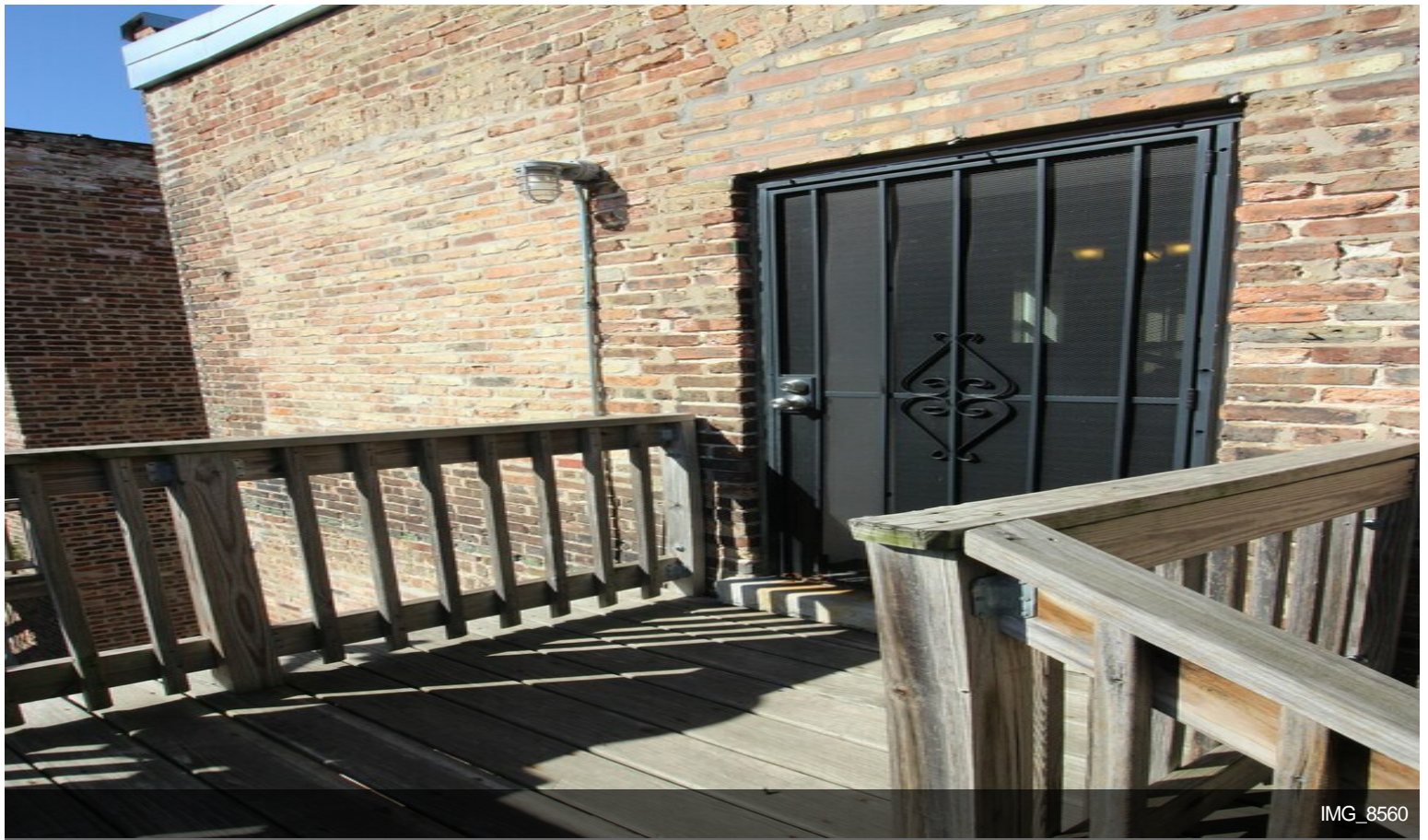




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# Property Photos



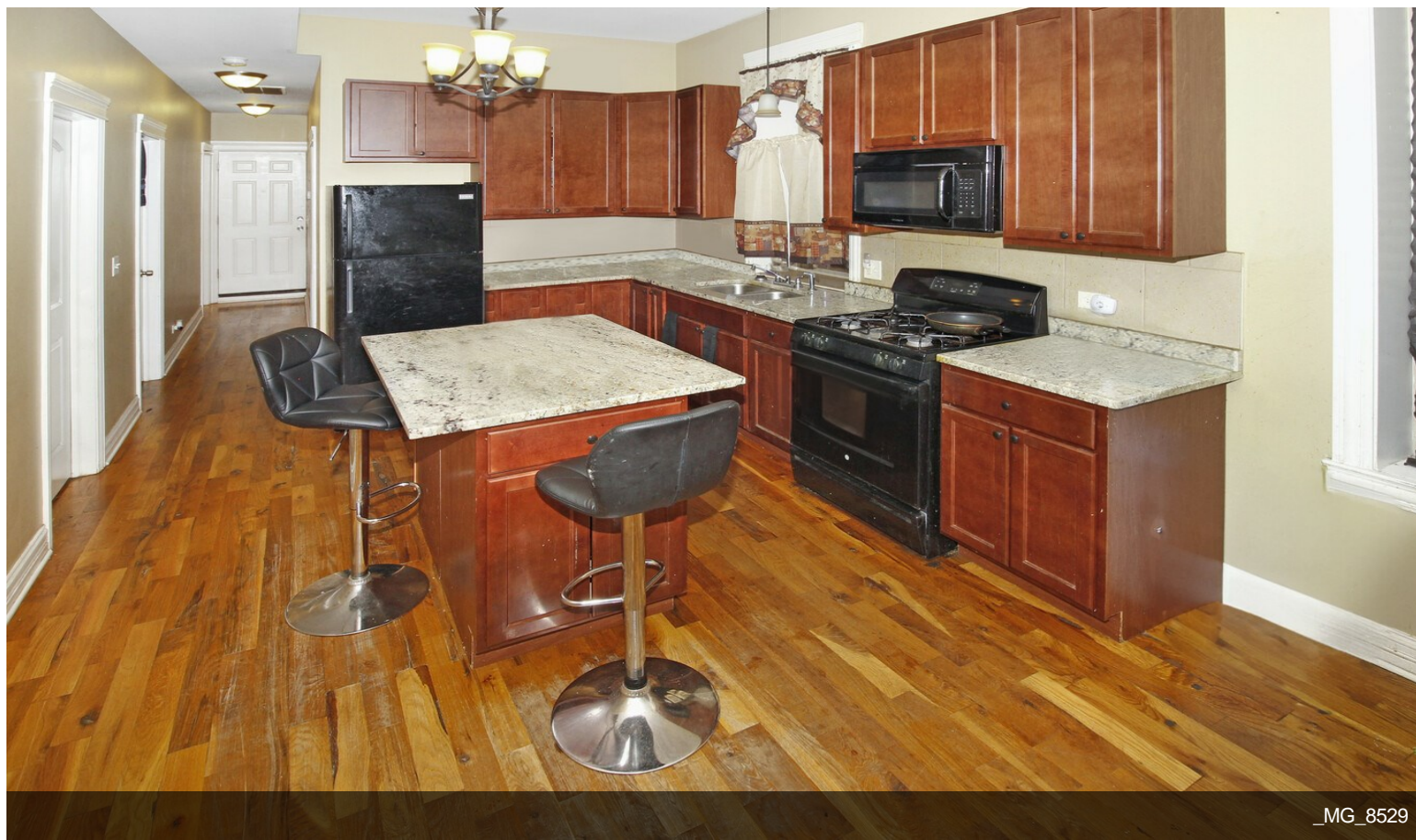
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# Property Photos



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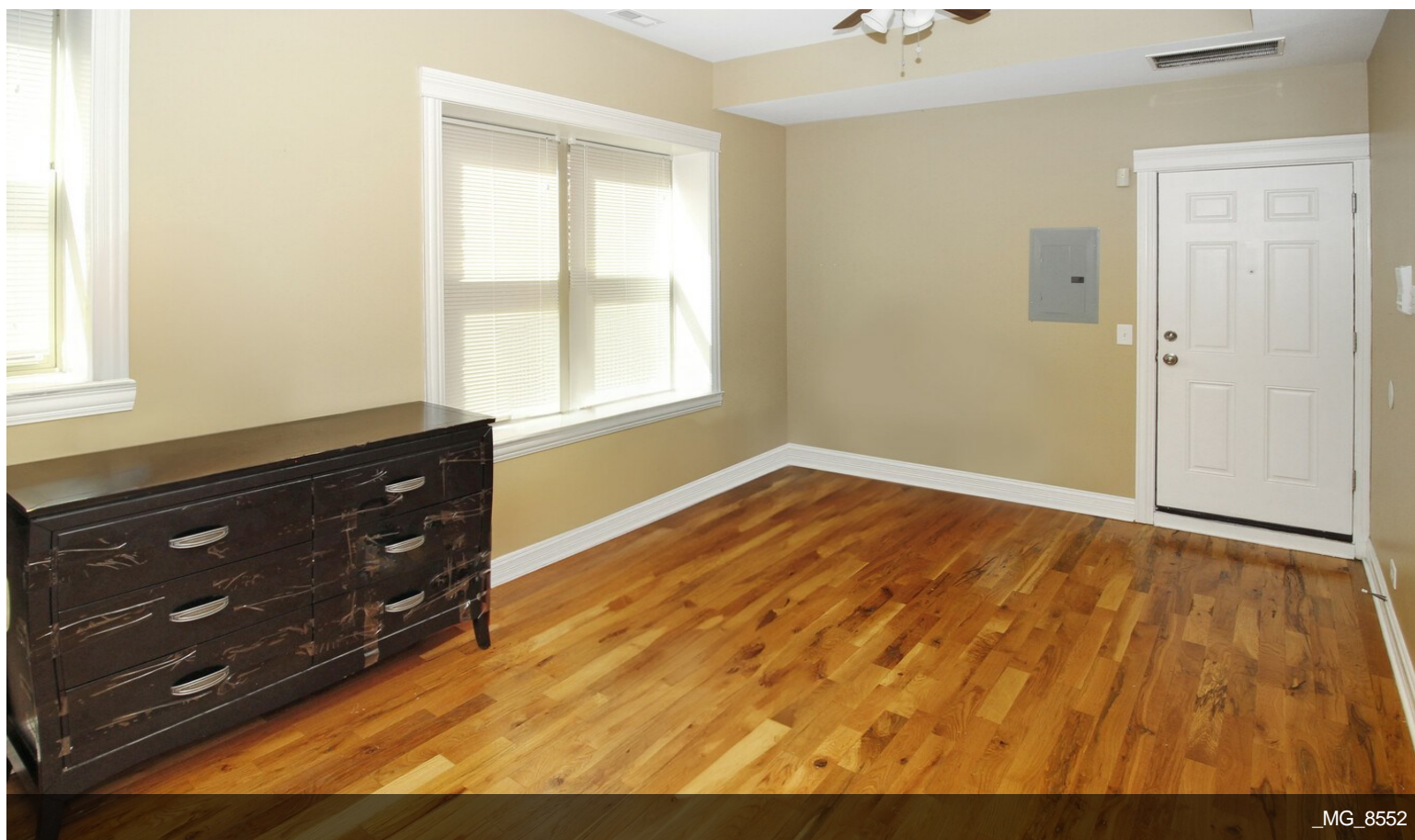
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# Property Photos



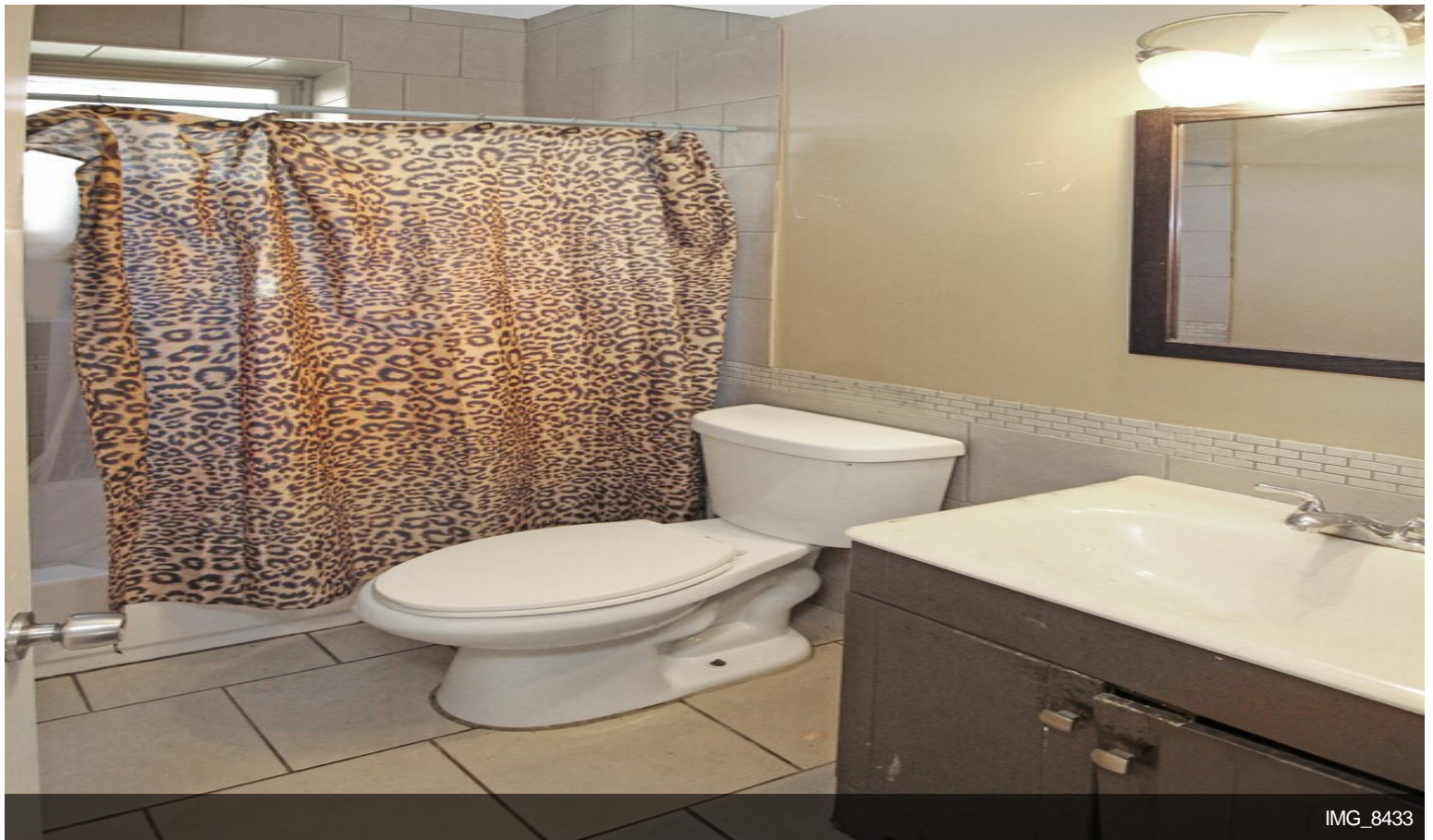
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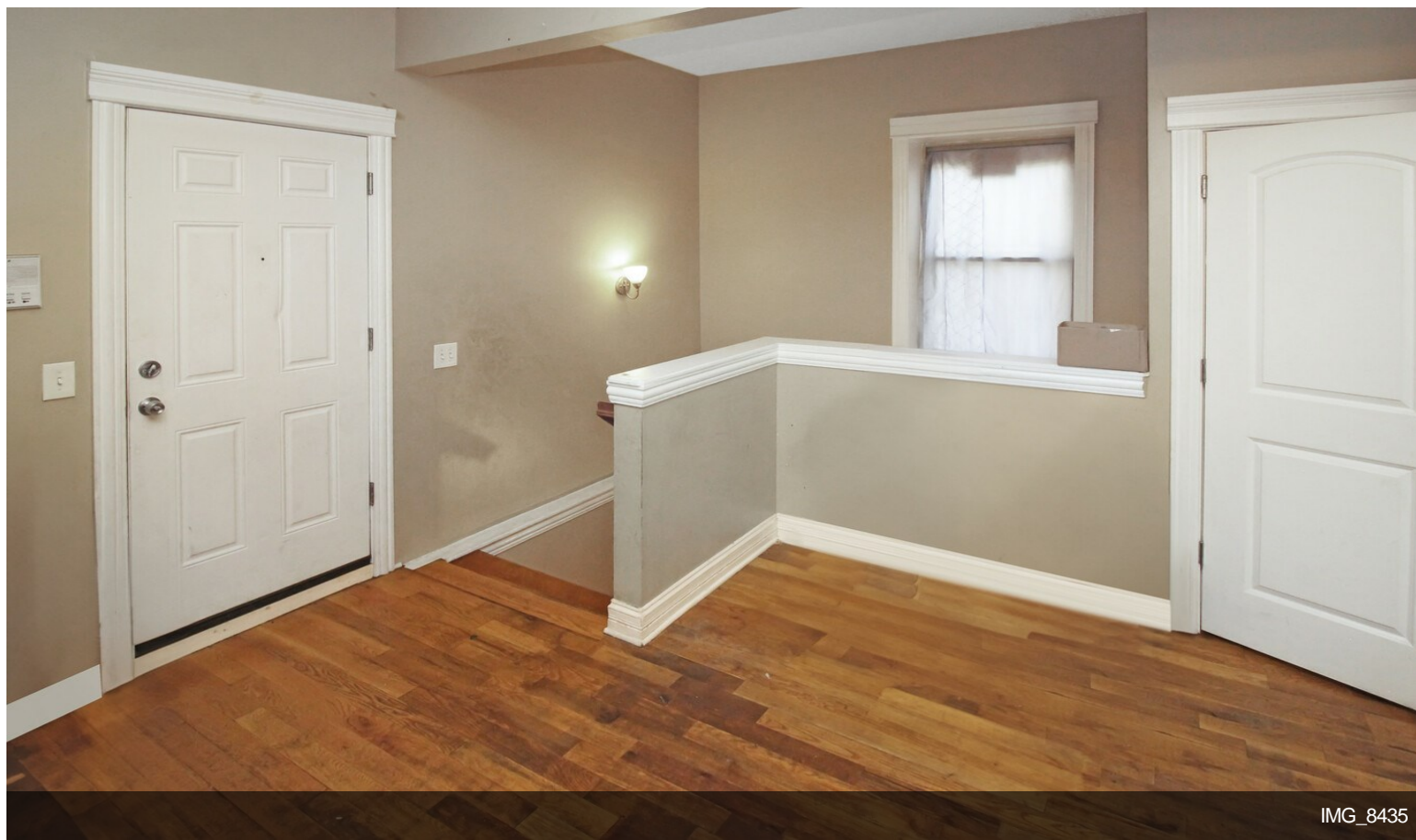


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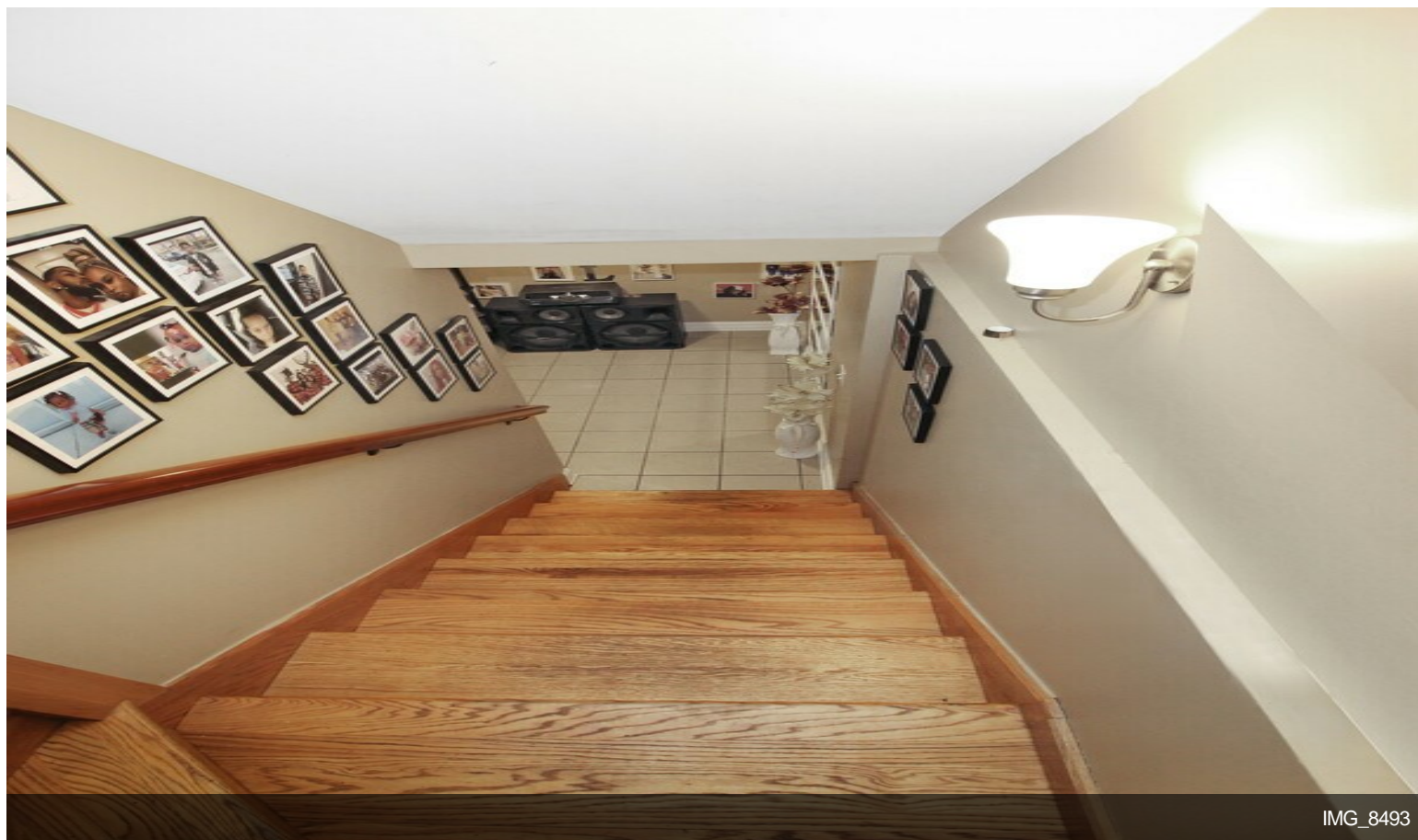




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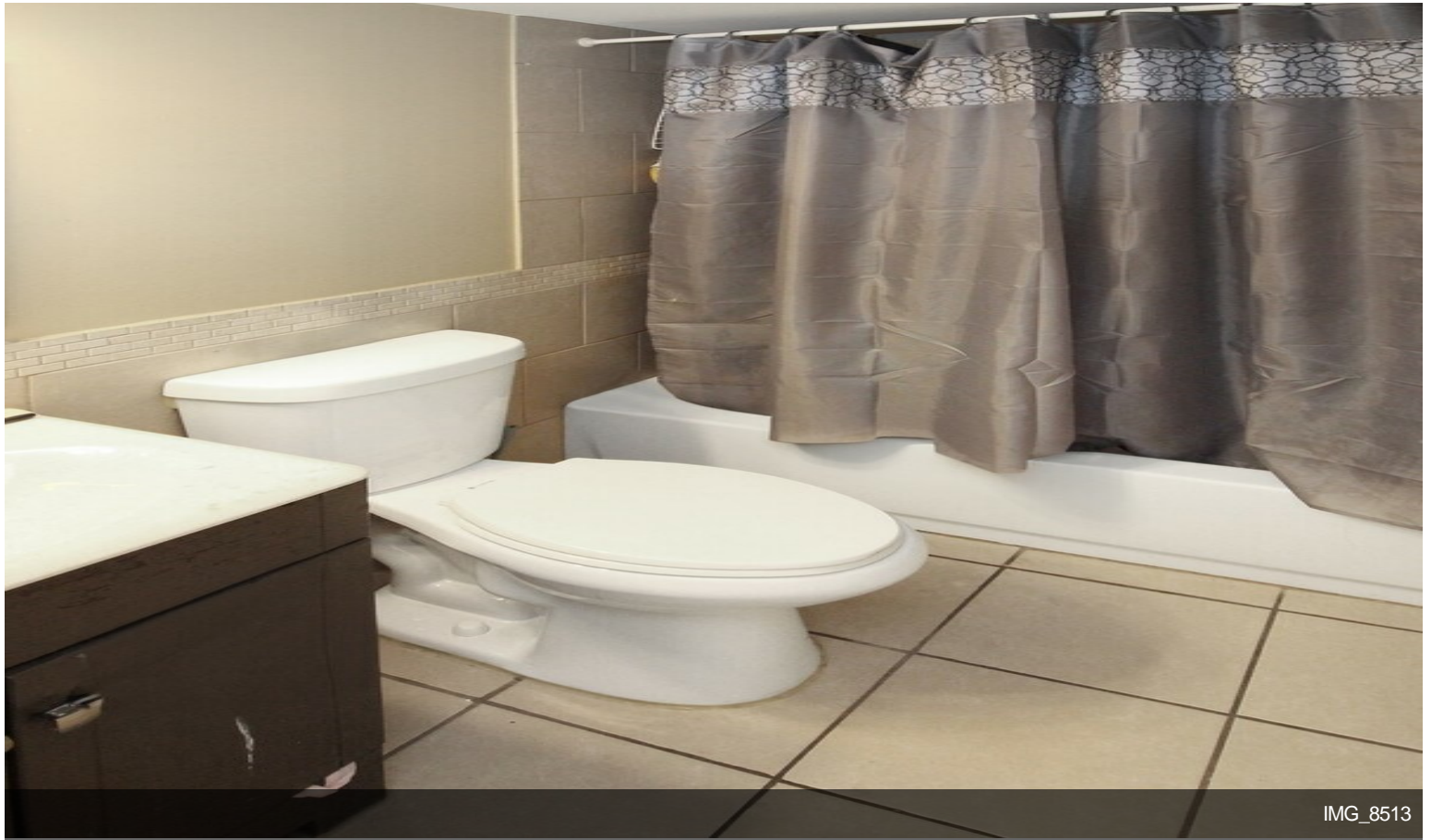
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# Property Photos



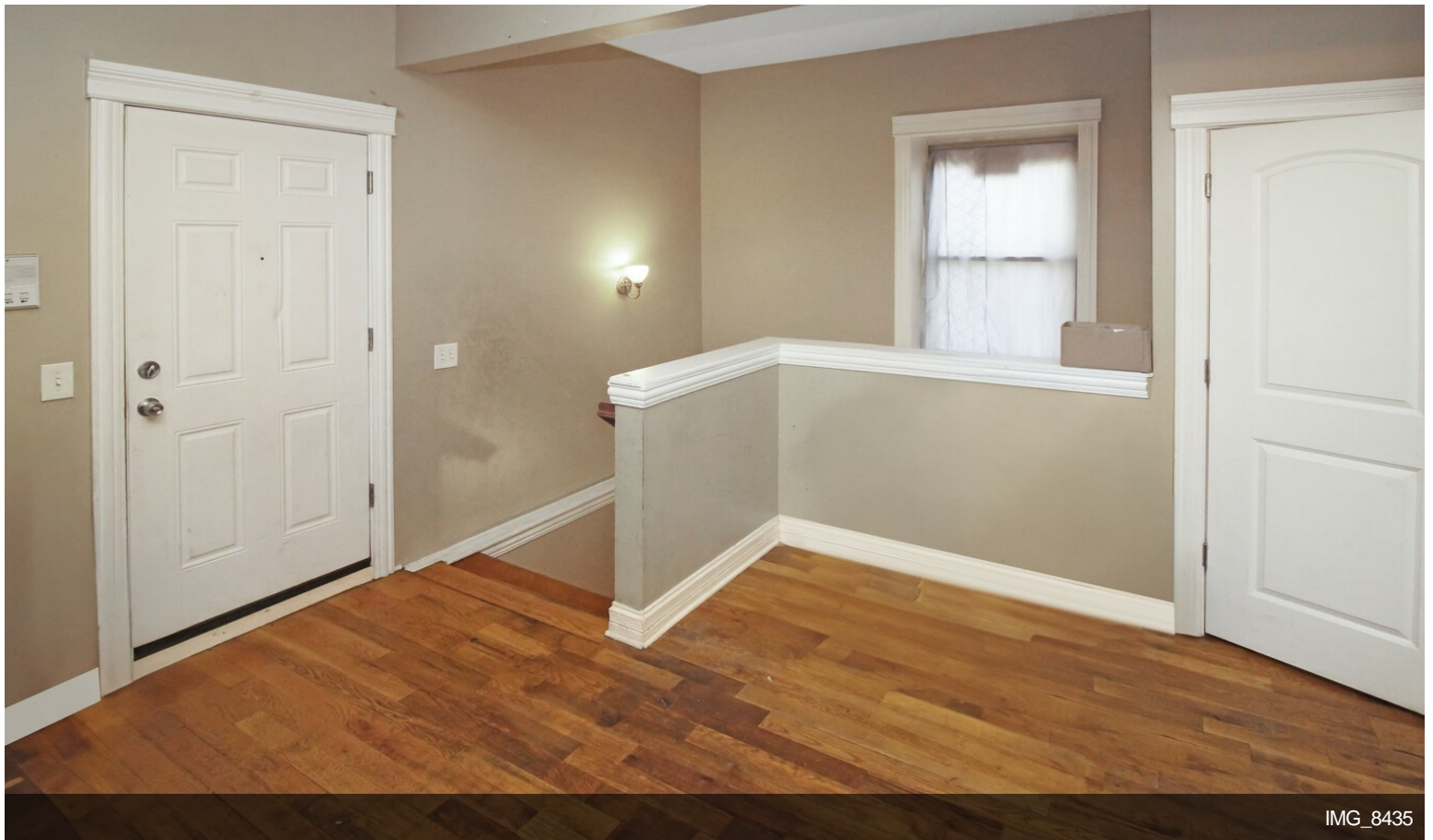
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# Property Photos





# Property Photos



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# Property Photos



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# Property Photos



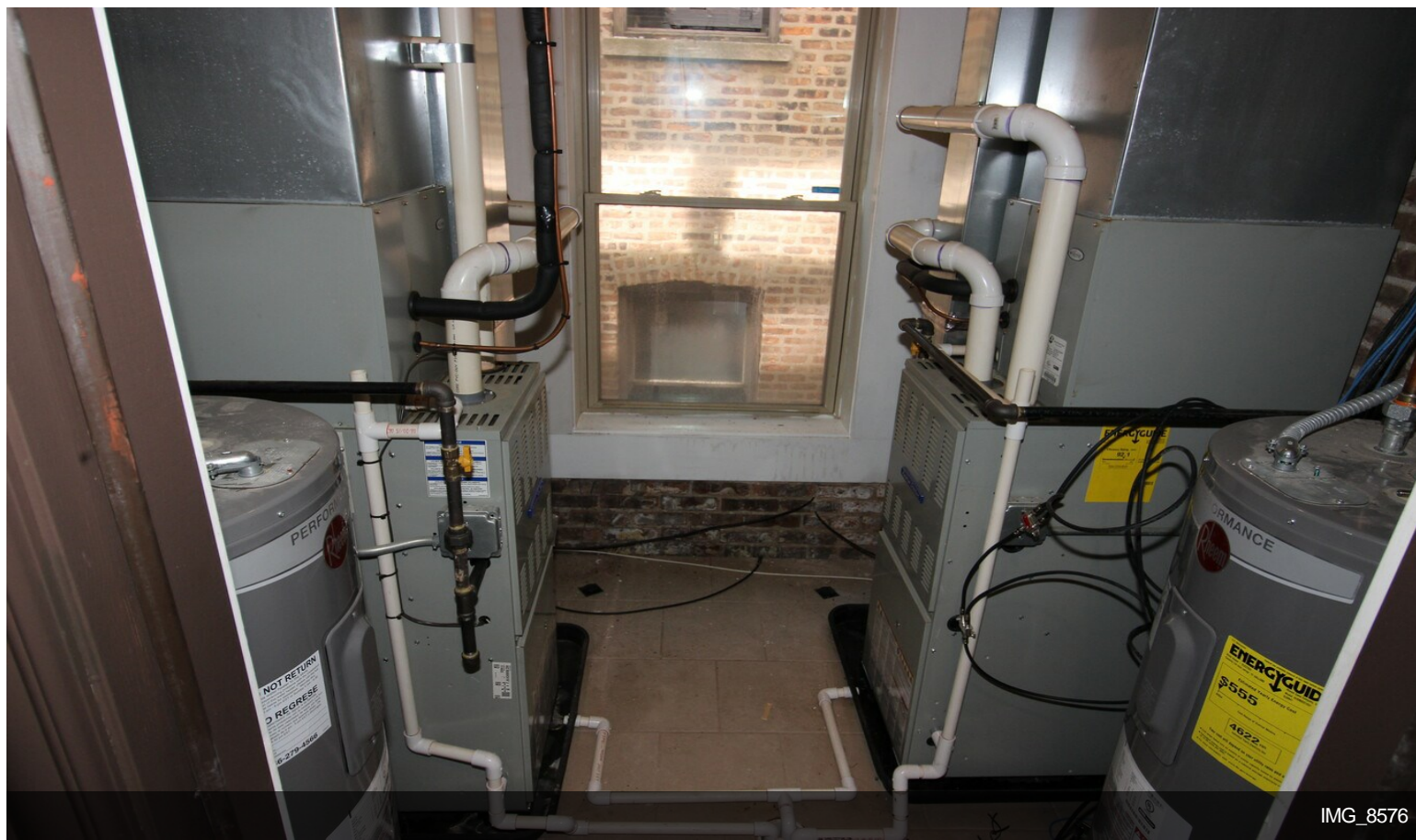
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# Property Photos



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