



REALTY

6350 W 63rd St, Chicago, IL 60638

A Office Investment Offering

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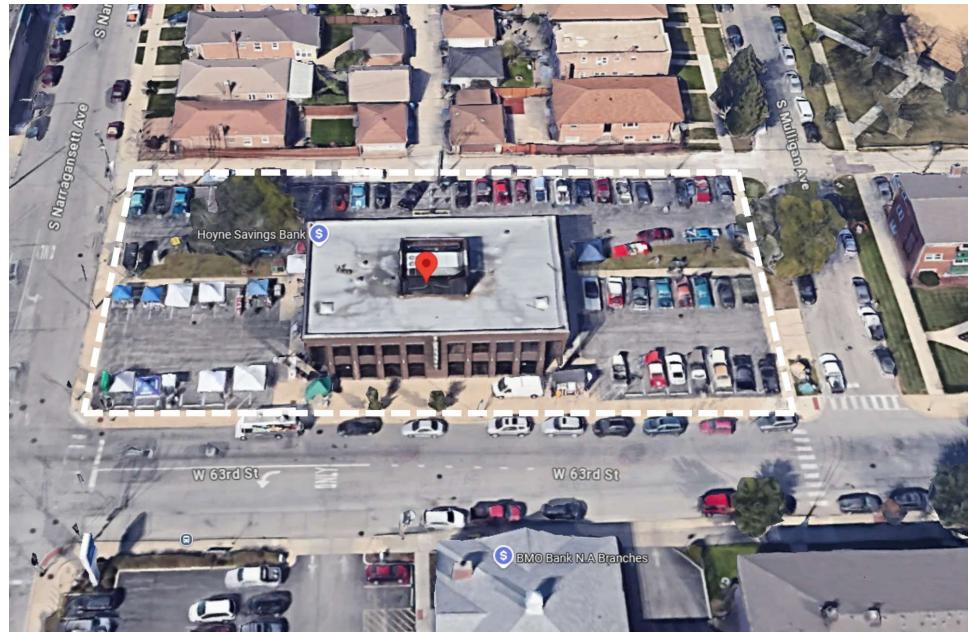
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PROPERTY DETAILS

Price:	\$1,999,999
Address:	6350 W 63rd St, Chicago, IL 60638
County:	Cook
Building Area:	9,744 SF
Land Area:	32,400 SF
Parking:	56 surface parking spaces
Lot Size:	32,400 SF
Zoning:	B3-2
PIN:	19-17-325-030-0000
Taxes (2023):	\$12,896.28
Year Built:	1982

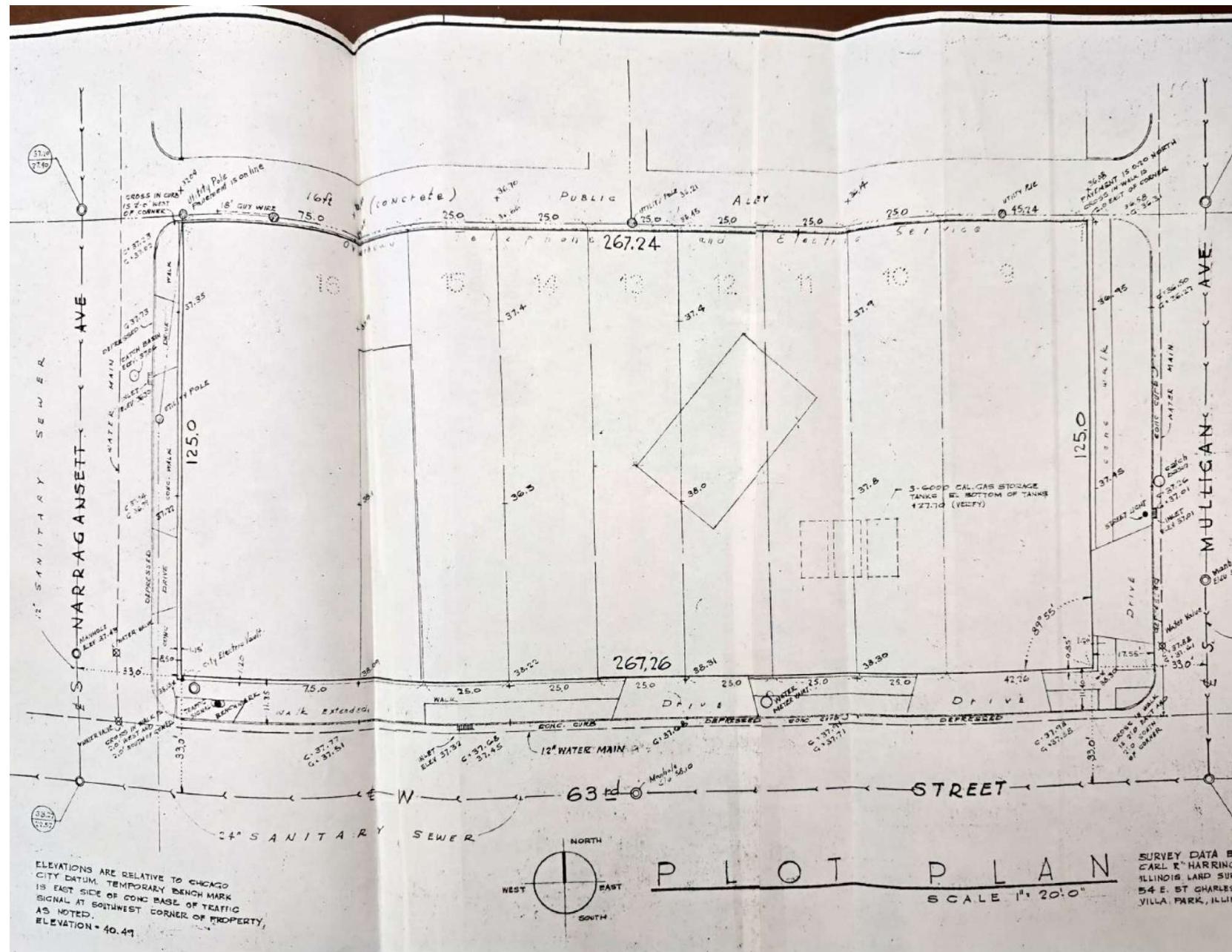
EXECUTIVE SUMMARY OVERVIEW

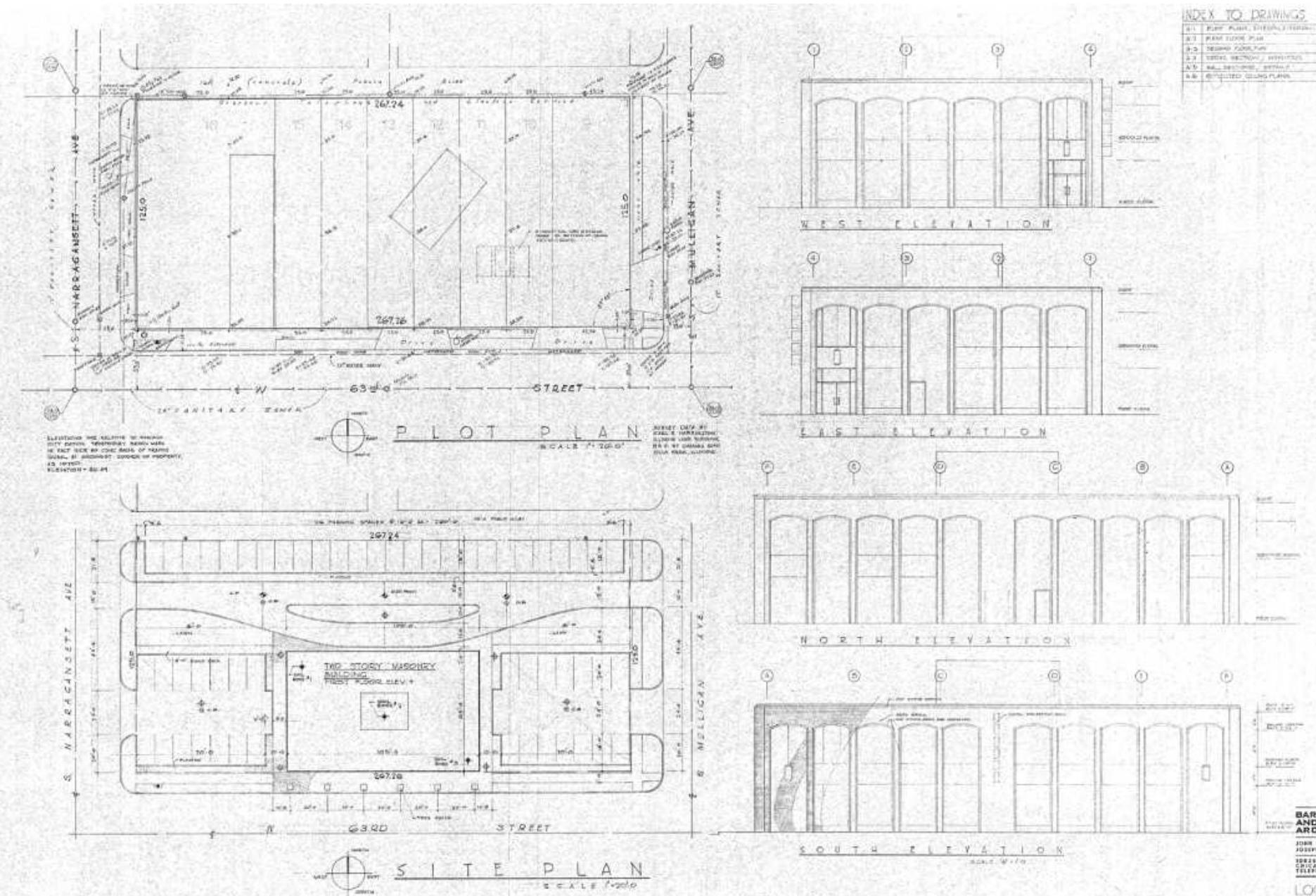
33 Realty is proud to present an opportunity to acquire a 3-star office building located at 6350 W 63rd St in the South Chicago area. Constructed in 1982, the property is well-suited for single or multi-tenant uses and offers a healthy parking ratio of 5.75 spaces per 1,000 square feet, totaling 56 surface spaces available on-site.

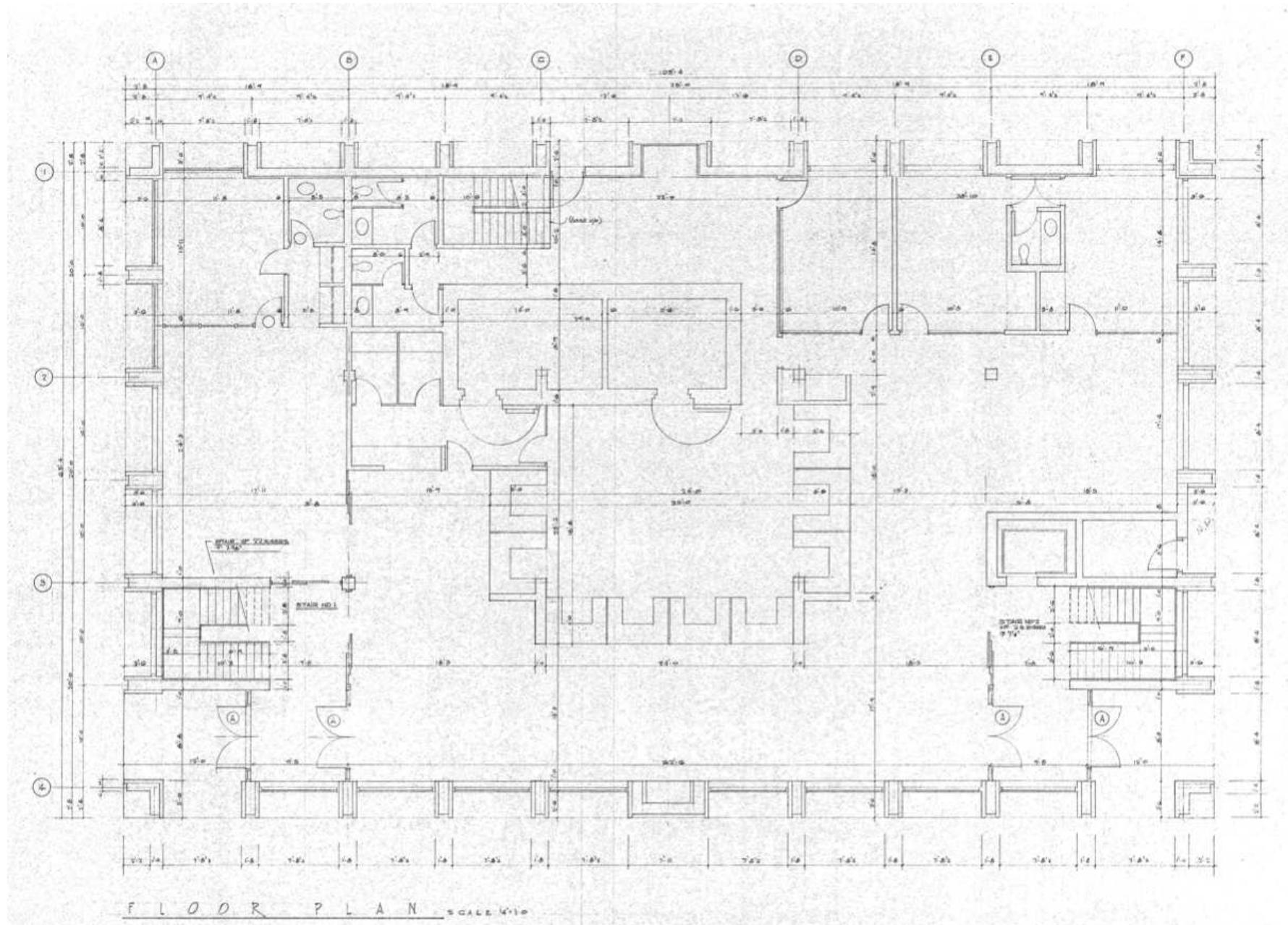
The fully vacant Class B office building features approximately 9,744 of rentable square feet across two stories, with a typical floor-plate of 4,871 square feet situated on a 32,400 square foot site with inherent upside for future land development on the existing parking lot.

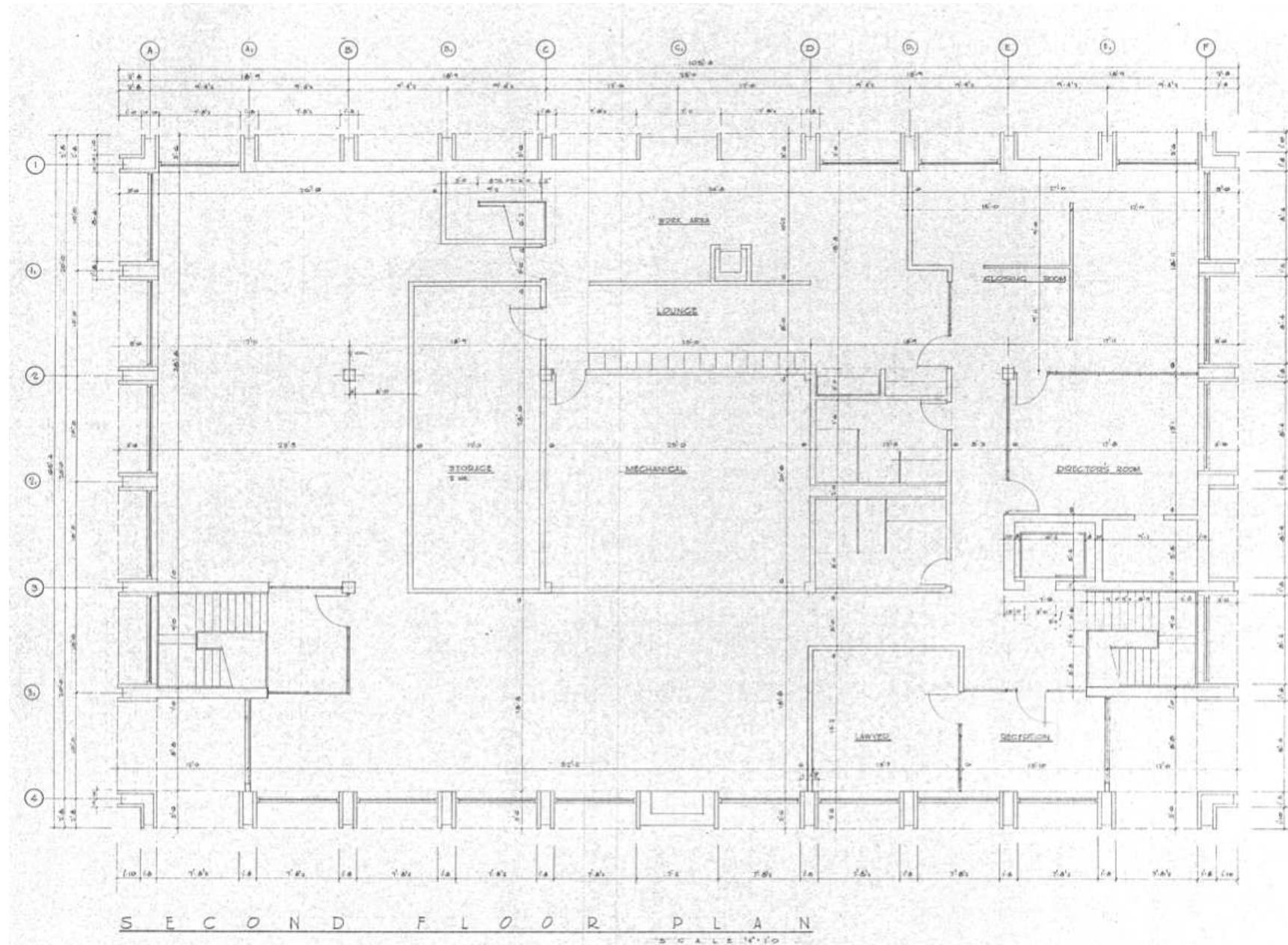
Located in an urban area, the building boasts a Walk Score of 78, indicating a very walkable location with easy access to nearby amenities and services. While the Transit Score of 42 suggests moderate public transportation options, the property's accessibility is further enhanced by its ample parking accommodations.

This versatile asset presents significant potential for repositioning in a unique submarket proximate to other retail and office properties and adjacent to Midway airport. Whether as an office redevelopment, multi-use conversion, or another creative application, 6350 W 63rd St provides a prime opportunity to unlock value in South Chicago. Its strong location, flexible, and ample land layout make it an ideal investment for forward-thinking investors or owner-users.





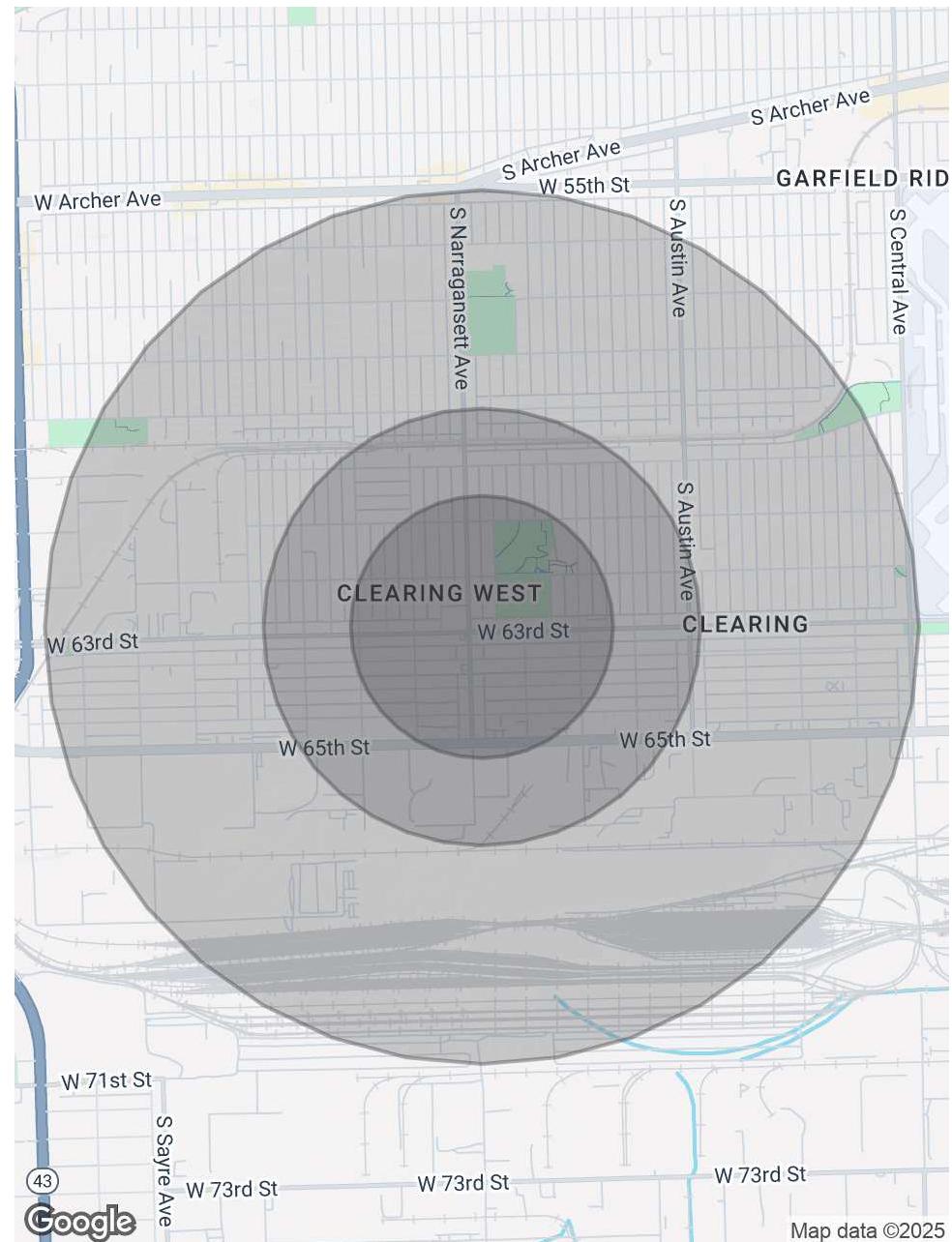




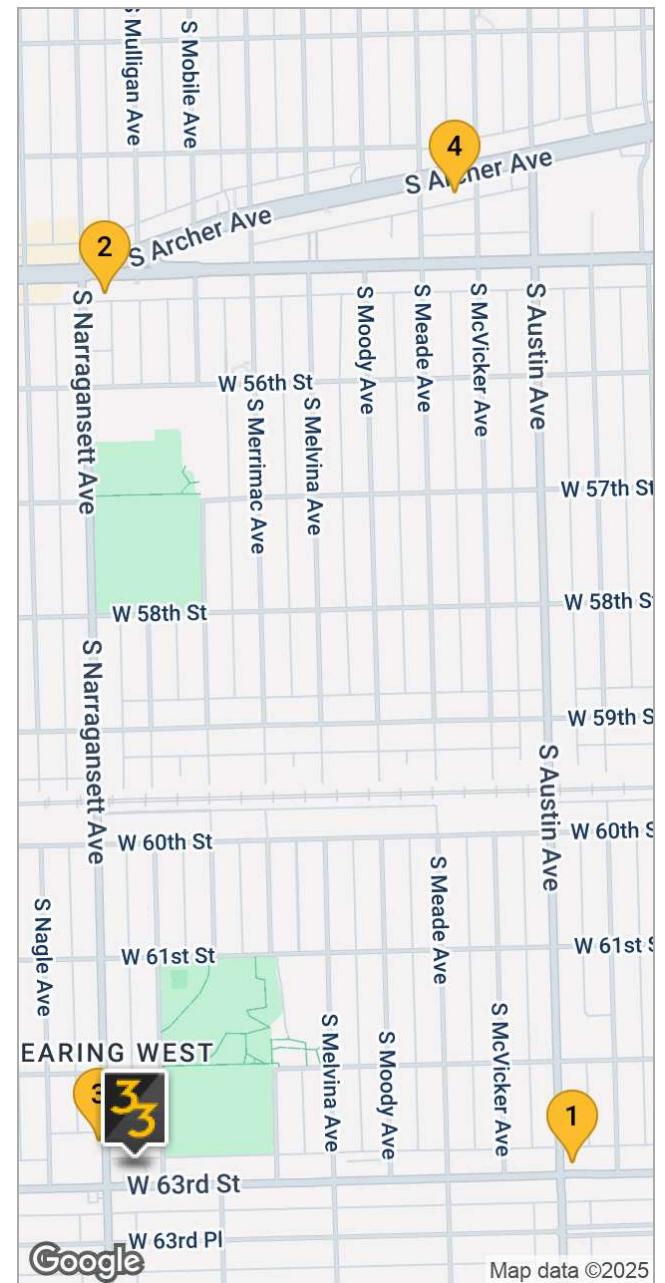


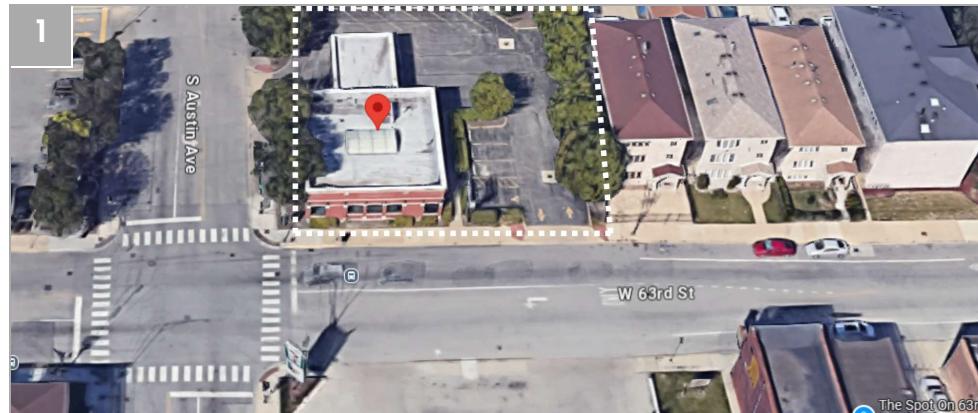
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,230	8,670	23,378
Average Age	42	41	40
Average Age (Male)	40	40	39
Average Age (Female)	43	42	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,335	3,439	8,720
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$96,598	\$98,270	\$101,979
Average House Value	\$311,463	\$316,012	\$312,747

Demographics data derived from AlphaMap



	NAME/ADDRESS	PRICE	BLDG SIZE	PRICE/SF
★	6350 W 63rd St Chicago, IL	\$1,999,999	9,744 SF	\$205.25
1	Archer Bank 6257 S Austin Chicago, IL	\$449,000	2,464 SF	\$182.22
2	The Old Garfield Ridge Trust & Savings Bank 6353 W 55th St Chicago, IL	\$615,000	14,000 SF	\$43.93
3	6234 S Narragansett Ave Chicago, IL	\$330,000	27,454 SF	\$12.02
4	6187 S Archer Ave Chicago, IL	\$755,000	9,375 SF	\$80.53
AVERAGES		\$537,250	13,323 SF	\$79.68



**ARCHER BANK**

6257 S Austin, Chicago, IL 60638

Sold 4/3/2024

DETAILS

Price:	\$449,000
Bldg Size:	2,464 SF
Price/SF:	\$182.22

DESCRIPTION

Single tenant retail building (bank) located half a mile west of the subject property. 814 Days on the market with starting ask price of \$699,000 discounted to \$449,000

THE OLD GARFIELD RIDGE TRUST & SAVINGS BANK

6353 W 55th St, Chicago, IL 60638

Sold 7/27/2023

DETAILS

Price:	\$615,000
Bldg Size:	14,000 SF
Price/SF:	\$43.93

DESCRIPTION

Single tenant retail building (bank) located 1.1 mile north of the subject property. Listed at \$825,000 and sold for \$615,000



**6234 S NARRAGANSETT AVE**

Chicago, IL 60638

Sold 8/13/2022

DETAILS

Price:	\$330,000
Bldg Size:	27,454 SF
Price/SF:	\$12.02

DESCRIPTION

Free standing retail (grocery store) located directed across the street to the west of the subject property. Sold at \$330,000

6187 S ARCHER AVE

Chicago, IL 60638

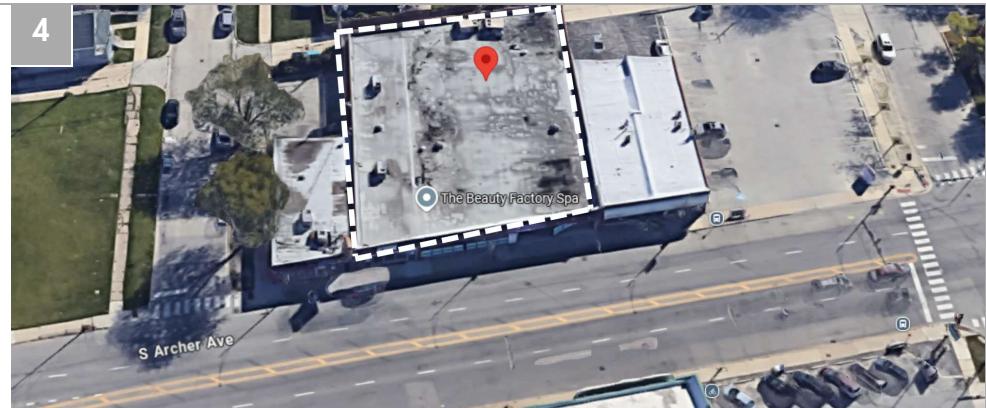
Sold 9/25/2023

DETAILS

Price:	\$755,000
Bldg Size:	9,375 SF
Price/SF:	\$80.53

DESCRIPTION

Office building (medical office) located 1.5 miles North East of the subject property. Sold for \$755,000





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