



CHECK OUT
THIS INTERIOR
TOUR!



PROPERTY/MARKET SUMMARY

Recently renovated first floor with long-term tenant Kiddie Treasure House. Second floor ready for your design. This 10,000 SF, 2-story building features ample parking, excellent visibility, and high accessibility in the vibrant Back of the Yards neighborhood. Offers strong rental income potential, value appreciation, and customization to suit your needs.

LOT SIZE | 13,719 SF

SALE PRICE | \$695,000

NOI | \$49,989

CAP RATE | 7.19%

SPACE AVAILABLE | 5,492 SF

TAXES | \$34,543.47 (2023)

NEARBY BUSINESSES



FIFTH THIRD BANK

DEMOGRAPHICS & HIGHLIGHTS

5 MILES

POPULATION: 833,050
AVE HH INCOME: \$70,954
TRAFFIC PER DAY: 20,000+ VPD

HIGHLIGHTS

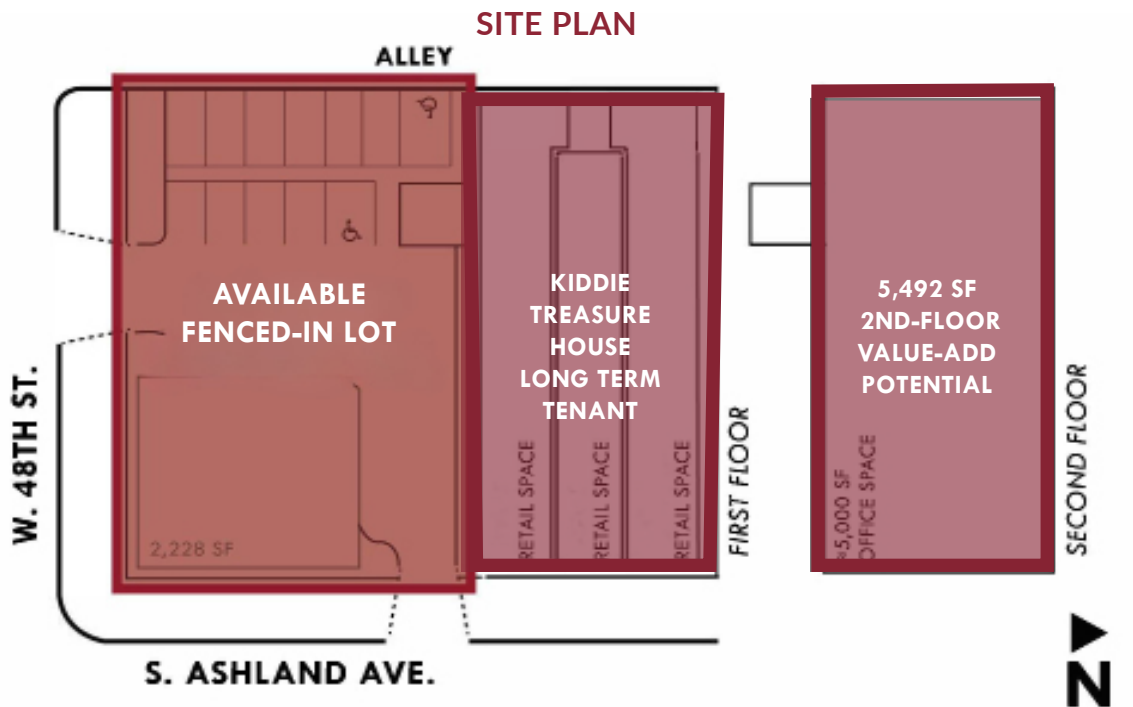
- FULLY RENOVATED FIRST FLOOR
- LONG TERM TENANT
- DEDICATED FENCED IN LOT
- 2ND-FLOOR VALUE-ADD POTENTIAL
- HIGH VISIBILITY HARD CORNER OF 48TH & ASHLAND

Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice

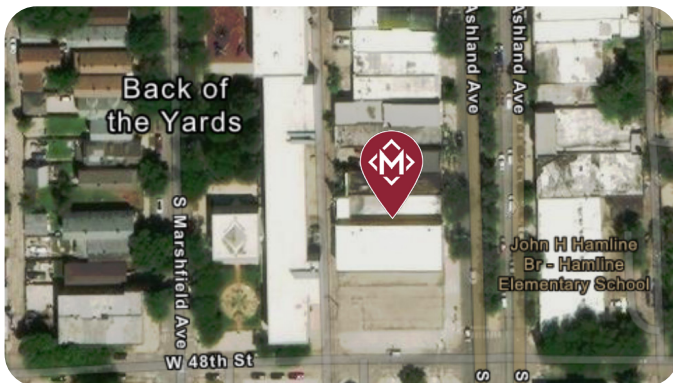


**JOIN THE \$150M REVITALIZATION OF BACK OF THE YARDS
THE LARGEST PROJECT TO DATE!**

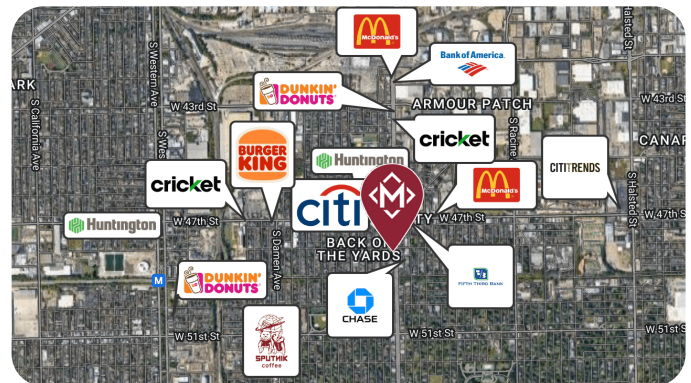
- **47th & Ashland:** Premier mixed-use space featuring ground-floor retail and a senior assisted living facility, enhancing local amenities.
- **46th & Ashland:** Engaging mixed-use development with vibrant community spaces, driving local revitalization and interaction.
- **47th & Justin:** Innovative mixed-use project combining affordable housing with retail, designed to meet the community's diverse needs.



AERIAL MAP



RETAILER MAP



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