

6058 S MASSASOIT AVE CHICAGO, IL 60638



PRICE \$675,000

SERGIO HERNANDEZ
SERGIO.REALTOR.84@GMAIL.COM
773-799-6647



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PRESENTED BY



Sergio Hernandez

REALTOR

Phone: 773-799-6647

E-mail: Sergio.realtor.84@gmail.com



PROPERTY DETAILS

SECTION 1



CHICAGO DETAILS

Emergency	911
Fire	911
Police	911
City Info Line	311
City Hall	312-744-5000
Cook County	312-603-5656
Post Office	800-275-8777
Park District	312-742-7529
Library	312-201-9830
Train	312-322-6777
Gas	Peoples Gas 866-556-6001 and 866-556-6004
Electric	ComEd 800-334-7661
Water	312-744-4426
Refuse	312-744-5000
Telephone	AT&T 800-288-2020
Cable TV	Comcast 866-594-1234
School District #299	773-553-2150 Find a School
School District Boundaries	Schools
Homepage	www.cityofchicago.org
Vacant Property Guidelines	Vacant Property
Chicago Interactive	https://gisapps.cityofchicago.org/mapchicago/
Tax Transfer	Amount of Tax: \$7.50/\$1,000 on the Buyer, \$3.00/\$1,000 on the Seller Place for Purchase: City Hall Party Liable: \$7.50/\$1,000 on the Buyer, \$3.00/\$1,000 on the Seller



PROPERTY DETAILS



EXTERIOR

Details

Prop Type: Multi Family 5+
County: Cook
Area: CHI - Clearing
Lot Dim: 31.8X126

Lot Size (sqft):
List date: 4/5/23
Cancelled date: 10/1/23
Off-market date: 1/3/24

Updated: Jan 3, 2024 10:51 PM
List Price: \$635,000
Orig list price: \$635,000

Taxes: \$6,434

Features

Construction Materials:
 Brick
Cooling: Window Unit(s)
Current Use: Multi-Family
Electric: Circuit Breakers,
 Separate Meters

Electric Expense: 551.0
Frontage Type: City Street
Fuel Expense: 2652.0
Gross Income: 69300.0
Insurance Expense: 3337.0

Number Of Units Total: 6
Operating Expense: 9277.0
Tenant Pays: Electricity,
 Heat, Varies by Tenant
Trash Expense: 1524.0

Water Sewer Expense:
 3050.0

Property Details and Updates

All (Newer) Vinyl Windows 2011
 75 Gal HWT replaced 8/2017
 Complete Tear Off Roof 01/21/2016
 All Tenants Except Basement Rear Pay Their Own Electric.
 3 Units also pay for their Cooking Gas.
 Landlord pays heat for the whole building & 3 cooking gas accounts.



PROPERTY DESCRIPTION

Property Address

- 6058 S MASSASOIT AVE, CHICAGO, IL 60638
- PROPERTY IDENTIFICATION NUMBER: 19-17-412-054-0000

6058 S Massasoit Ave is a solid, all-brick 6-unit apartment building located in the highly desirable Midway Clearing/Garfield Ridge area neighborhood. This property offers a reliable investment opportunity with a strong rent roll, generating \$6,125 in monthly income and a total of \$73,800 annually. The building consists of 5 one bedroom apartments - and 1 two-bedroom apartments. Additional revenue streams include a detached two-car brick garage that is rented separately, and an on-site coin-operated laundry facility for added convenience and extra income. The property sits on a quiet, tree-lined street with alley access and ample parking, offering a comfortable residential environment. Midway Clearing/Garfield Ridge, is a stable and well-connected neighborhood, offering close proximity to Midway Airport, I-55, and I-294, as well as CTA bus routes and nearby retail, dining, and recreational options. The area's commuter convenience and family-friendly setting contribute to steady rental demand. With strong income, low operating costs, and bonus revenue from the garage and laundry, this property is an ideal addition to any investor's portfolio. Whether you're expanding your holdings or seeking a dependable, income-producing asset, 6058 S Massasoit delivers long-term value in a high-demand rental market. All Tenants Except Basement Rear Pay Their Own Electric. 3 Units also pay for their Cooking Gas. Landlord pays heat for the whole building & 3 cooking gas accounts. All (Newer) Vinyl Windows 2011, 75 Gal HWT replaced 8/2017, Complete Tear Off Roof 01/21/2016



APARTMENT DETAILS & LEASE TERMS

Unit: Front Basement: L.G.

RENT: \$ 925/MTM
OWNER PAYS HEATING
TENANT PAYS ELECTRICITY AND GAS (COOKING)

3 ROOMS, 1 BEDROOM, 1 BATH

Unit: Front 1st: S.B.

RENT: \$ 1,100/MONTH
OWNER PAYS HEATING
TENANT PAYS ELECTRICITY AND GAS (COOKING)

4 ROOMS, 1 BEDROOM, 1 BATH

Unit: Front 2nd: I.A & D

RENT: \$ 1,100/MTM
OWNER PAYS HEATING
TENANT PAYS ELECTRICITY AND GAS (COOKING)

5 ROOMS, 2 BEDROOM, 1 BATH

Unit: Rear Basement: C.C.

RENT: \$ 900/MTM
OWNER PAYS HEATING, ELECTRICITY AND GAS
(COOKING)

3 ROOMS, 1 BEDROOM, 1 BATH

Unit: Rear 1st: B & A

RENT: \$ 900/MTM
OWNER PAYS HEATING
TENANT PAYS ELECTRICITY AND GAS (COOKING)

2 ROOMS, 1 BEDROOM, 1 BATH

Unit: Rear 2nd: I. A.

RENT: \$ 925/MTM
OWNER PAYS HEATING AND GAS (COOKING)
TENANT PAYS ELECTRICITY

2 ROOMS, 1 BEDROOM, 1 BATH

Electric: Owner for Common, Garage Basement Rear

Heat: All building

Cooking Gas: Basement Rear, 1st Rear, 2nd Rear.



BUILDING FINANCIALS

Unit #	Rms/BR/BA	Rent/Value	Lease End	Electricity	Cooking Gas	Heat
Front Basement	3/1/1	\$925	MTM	T	T	O
Front 1st	4/1/1	\$1,100	MTM	T	T	O
Front 2nd	5/2/1	\$1,100	MTM	T	T	O
Rear Basement	3/1/1	\$975	MTM	O	O	O
Rear 1st	2/1/1	\$900	MTM	T	T	O
Rear 2nd	2/1/1	\$925	MTM	T	O	O
Garage Rental		\$250				
Coin Laundry		\$50				

Legend: "MTM" - Month-to-Month; "T"- Tenant; "O"- Owner

2024 Income

Total Monthly Rental Income	\$6,225
Total Yearly Rental Income	\$74,700
Net Operating Income	\$55,468

2024 Expenses

Real Estate Taxes	\$6,788.18
Common Electricity	\$767.99
Gas Cooking	\$894.00
Water	\$1,776.44
Salvage	\$1,765.00
Insurance	\$4,650.00
Gas Building	\$2,590.00
2024 Expenses	\$19,231.61



LOCATION OVERVIEW

SECTION 2



CLEARING



HOW IT GOT ITS NAME

Clearing (Community Area 64) is named after its original use as a railroad clearing yard established by the Milwaukee Road railroad. It's located just south of Midway Airport and lies within ZIP code 60638

DID YOU KNOW?

- Residential boom in the 1920s-1930s: Cleared farmland evolved into single- and multi-family housing—especially the brick 2-flats and bungalows typical in the area. Many were built near Metra train lines to accommodate commuting Chicagoans .
- Mid-century airport connection: The southern portion of Midway Airport lies within Clearing. Its expansion from the 1940s onward stimulated neighborhood growth and increased Chicago commuter access .
- Ethnic diversity shift: Early residents were predominantly Eastern European and Irish immigrants. Since mid-20th century, the area has seen a rise in Hispanic Latin American populations, with the community now approximately 57% Hispanic, 39% White, and smaller percentages of other groups .
- Clearing West & Chrysler Village: Sub-neighborhoods like Chrysler Village (near Massasoit Ave) feature distinctive, tightly built brick housing and were developed as close-in commuter suburbs in the 1920s-30s

PLACE OF INTEREST

- Clearing Post Office (5645 S Archer Ave): Serving the clearing yard and community since the early 20th century, this postal hub continues to support local commerce
- Proximity to Midway Airport: While not a single “place,” the airport’s Southwest sector lies within Clearing. Its history from municipal field to international airport mirrors the neighborhood’s transformation from rural to suburban-industrial.
- Chrysler Village District: A well-preserved enclave of brick homes with tree-lined streets and front porches—typifying Clearing’s charm and sense of community.

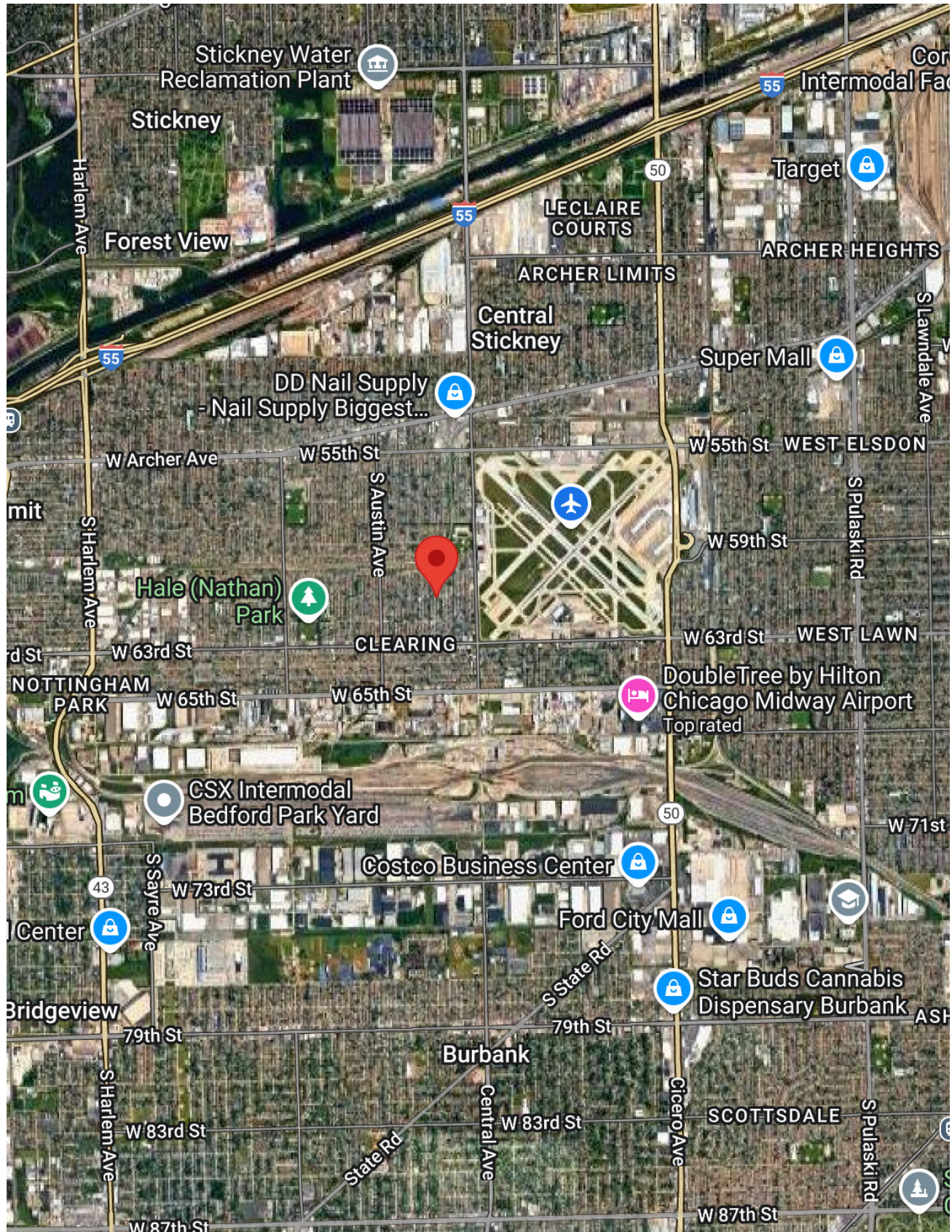


MAPS

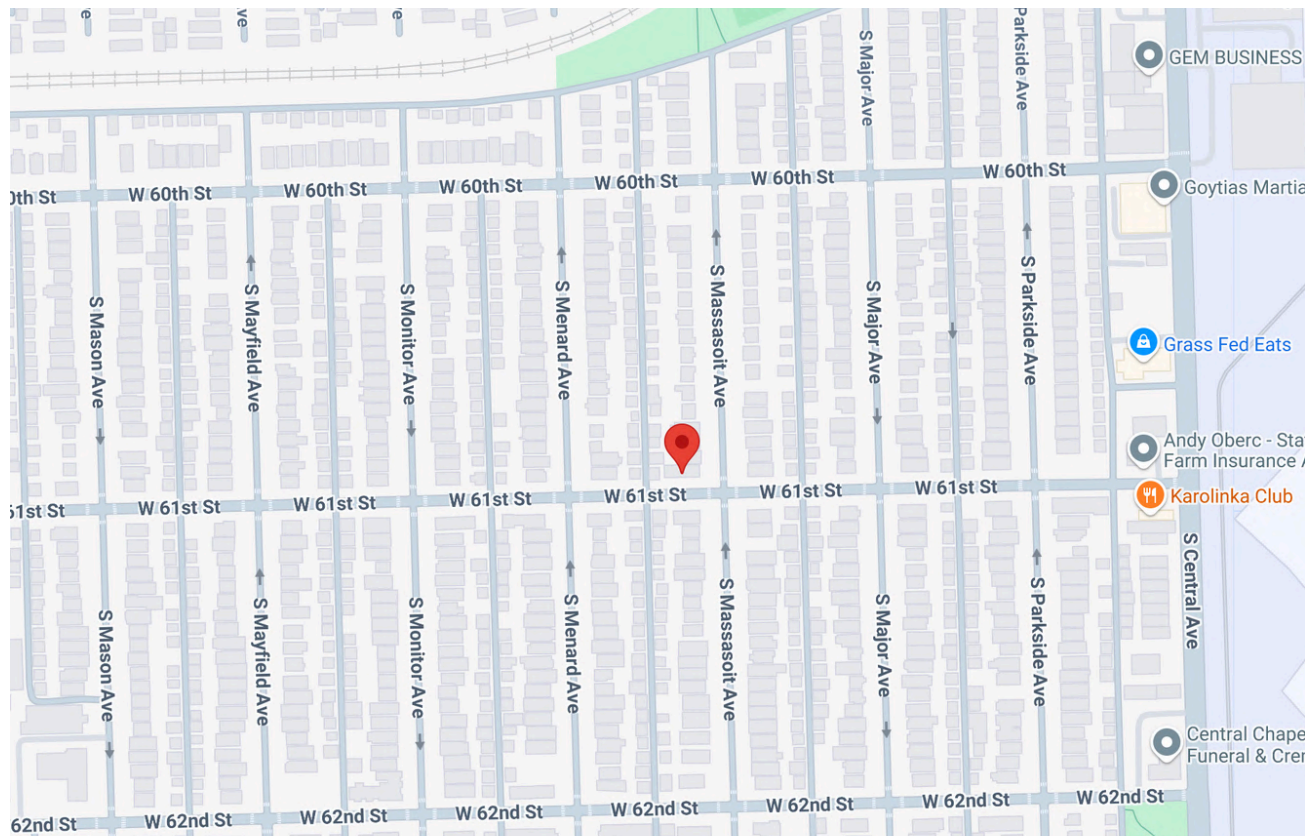
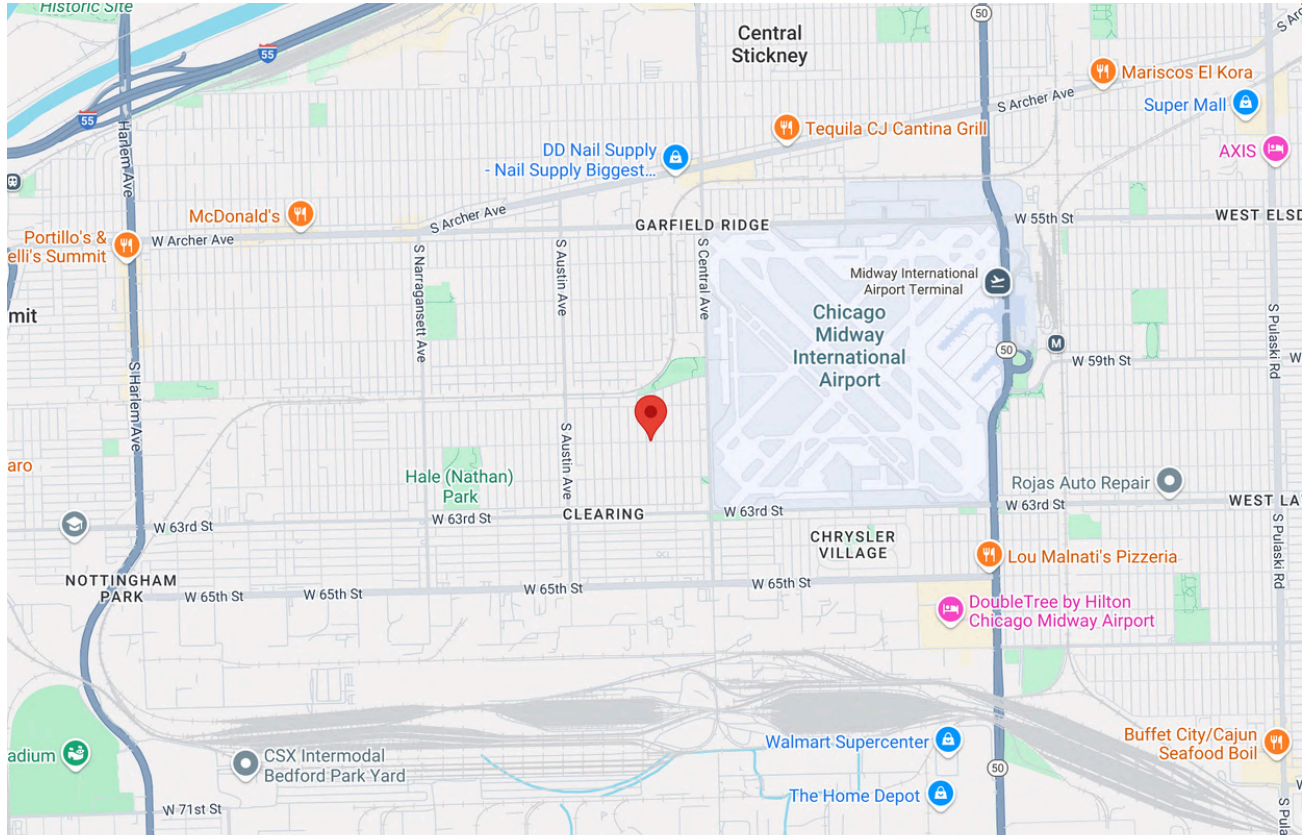
SECTION 3



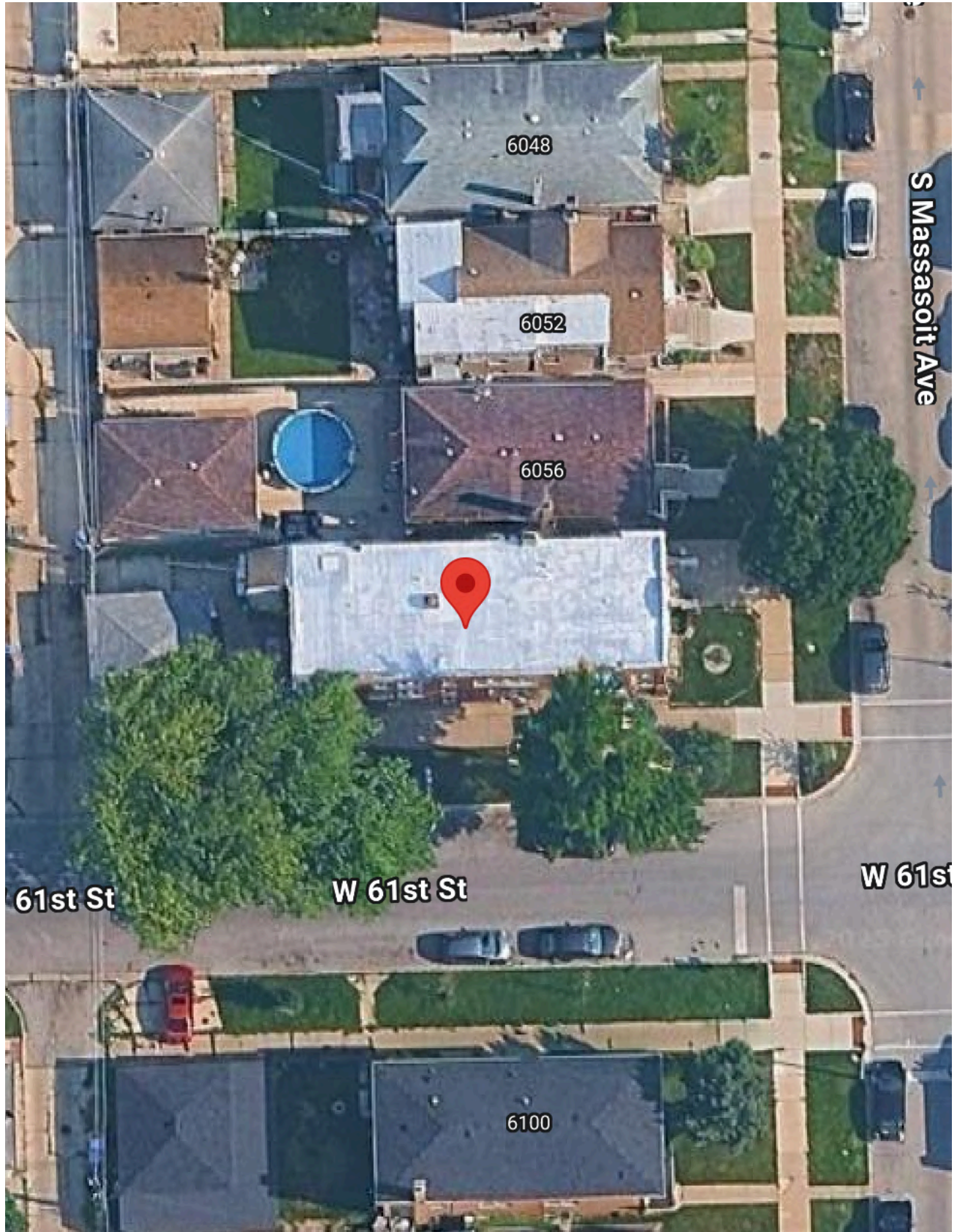
REGIONAL MAP



LOCATION MAPS



ARIAL MAP



AREA RESTAURANTS

NAME	TYPE	DISTANCE	RATING
Karolinka Club	Polish	0.19 mi	62 reviews 
Birrieria Zaragoza	Tacos	2.68 mi	685 reviews 
Pupuseria Cafe	Salvadoran	1.03 mi	173 reviews 
Danny's - Chicago	Pizza	0.9 mi	228 reviews 
Cigars & Stripes BBQ Lounge	Tobacco Shops	3.45 mi	299 reviews 
Burger Antics	Burgers	4.96 mi	846 reviews 
Ignotz's Ristorante	Italian	6.25 mi	473 reviews 
Bree Thai Restaurant	Thai	1.0 mi	482 reviews 
Xurro	Cafes	0.27 mi	42 reviews 
Tony's Italian Beef	Italian	2.51 mi	237 reviews 
Gaia Ristorante	Italian	3.81 mi	72 reviews 
ASH gastropub	Gastropubs	1.56 mi	83 reviews 
Ciao Ragazzi Restaurant & Bar	Italian	1.14 mi	109 reviews 
Aloha Wagon	Filipino	6.49 mi	276 reviews 
La Parra Restaurant & Bar	Mediterranean	4.94 mi	188 reviews 
La Mejikana	Mexican	7.31 mi	405 reviews 

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AREA SCHOOLS

RATING	SCHOOL	TYPE	PHONE	DISTANCE
NA	St. Symphorosa Catholic School	Private/pk-8	(773) 585-6888	0.3 mi
NA	Little Learners Preschool	Private/pk-kg	(773) 581-5541	0.3 mi
NA	Corcoran Elementary School	Private/1-8	(630) 532-1690	0.4 mi
5	Grimes Elementary School	Public/pk-8	(773) 535-2364	0.6 mi
5	Hale Elementary School	Public/kg-8	(773) 535-2265	0.6 mi
10	Hancock College Preparatory High School	Public/9-12	(773) 535-2410	0.6 mi
9	Kinzie Elementary School	Public/pk-8	(773) 535-2425	0.9 mi
1	Kennedy High School	Public/9-12	(773) 535-2325	0.9 mi
NA	Kid'z Colony	Private/pk-kg	(773) 767-8522	1.0 mi
NA	Gloria Dei Lutheran School	Private/pk-8	(773) 581-5259	1.0 mi
NA	Tots-N Tales	Private/pk-kg	(773) 735-7442	1.1 mi
NA	St Jane De Chantal School	Private/pk-8	(773) 767-1130	1.1 mi
7	Twain Elementary School	Public/pk-8	(773) 535-2290	1.2 mi
NA	Blair Early Childhood Center	Public/pk-2	(773) 535-2076	1.3 mi
7	Charles J Sahs Elementary School	Public/pk-8	(708) 458-1152	1.4 mi
NA	St Daniel The Prophet School	Private/pk-8	(773) 586-1225	1.4 mi
NA	St Rene Goupil Elementary School	Private/pk-8	(773) 586-4414	1.5 mi
7	Azuela Elementary School	Public/pk-8	(773) 535-7395	1.6 mi
5	Byrne Elementary School	Public/kg-8	(773) 535-2170	1.6 mi
NA	St Mary Star Of The Sea School	Private/pk-8	(773) 767-6160	1.7 mi

Great!
SCHOOLS.org



THANK YOU!



CONTACT US



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Sergio.realtor.84@gmail.com



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