



3125 w Cermak Chicago IL 60623 \$875,000

Adam Barrera Exit Realty WE 312 320-8362

8 unit - Mixed use building (2 Store fronts and 6 apartments) Zoning B3-2

42 x 125 ft lot - zoned B3-2 Pin 16-25-101-001-0000

In TIF District and available for up to \$250k in NOF Grants from City of Chicago

Commercial units

This space was the historic Del Campo Pizza. The commercial space has 20 foot tall, tin ceilings that are in good condition. The 1500 sq ft dining room has exposed brick, new walls and updated hardwood flooring. The 2000 sq foot kitchen area can be subdivided further and contains the fixtures remaining from Del Campo.

Residential units

Completely rehabbed including new kitchens w/ stainless appliances, baths, forced air furnaces, doors, windows, floors, trim

2023 Gross Income \$87,420

| | | |
|---------------------------------|------------|-------------------|
| Unit 1- 3 Bed /1.5 Bath | \$1300 | 1500 sq ft |
| Unit 2- 3 Bed/ 1 Bath | \$1220 | 900 sq ft |
| Unit 3 – 1 Bed /1 Bath | \$795 | 600 sq ft |
| Unit 4 – 2 Bed/ 1 Bath | \$1350 | 1250 sq ft |
| Unit 5 – 2 Bed/ 1 Bath | \$1225 | 1250 sq ft |
| Unit 6 3 Bed/ 1 Bath | \$1395 | 1500 sq ft |
| <u>Dividable Store (Vacant)</u> | <u>\$0</u> | <u>3500 sq ft</u> |

\$87,420 Gross

Costs 2023

2023 Real Estate Tax \$9682

| | |
|-----------------------------|---------------|
| Insurance | \$5500 |
| Water | \$2000 |
| Snow shoveling | \$600 |
| <u>Gas / Elec Utilities</u> | <u>\$1500</u> |
| Total | \$19,282 |





