

# ONE PROPERTY, MULTIPLE OPTIONS

5345 S. University Avenue Chicago, IL 60615



## PROPERTY DESCRIPTION

Introducing 5345 South University Avenue, Chicago, IL, 60615 - an exceptional investment opportunity in the heart of Chicago. This impressive 12,954 SF building is ideally suited for a multifamily/low-rise/garden investor, offering one spacious unit. Zoned RS-3, this property provides flexibility for various use cases. With its prime Chicago location, this property presents an attractive investment with strong potential for a lucrative return. Don't miss the chance to own a standout property in this highly sought-after area.

- Property could be used as a single family home or group home with current RS-3 Zoning
- Or, Multi-family property with rezoning to adjacent RS-4

## OFFERING SUMMARY

Sale Price:	\$1,606,000
Lot Size:	0.22 Acres
Building Size:	12,954 SF
Zoning:	RS-3
APN:	20-11-319-028-0000

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,291	8,895	26,360
Total Population	7,331	18,853	52,184
Average HH Income	\$111,624	\$113,167	\$102,445

**Leah Erickson**  
Commercial Broker  
815 780 7952

**Jennifer Hyman**  
773 633 6138



**COLDWELL BANKER  
COMMERCIAL**  
REAL ESTATE GROUP

# SALE

## ONE PROPERTY, MULTIPLE OPTIONS

5345 S. University Avenue Chicago, IL 60615

Building Name	One Property, Multiple Options
Property Type	Multifamily
Property Subtype	Low-Rise/Garden
APN	20-11-319-028-0000
Building Size	12,954 SF
Lot Size	0.22 Acres
Year Built	1909
Year Last Renovated	2024
Number of Floors	3
Average Floor Size	4,318 SF
Parking Spaces	4
Construction Status	Existing
Free Standing	Yes
Number of Buildings	2



Introducing 5345 South University Avenue, Chicago, IL, 60615 - an exceptional investment opportunity in the heart of Chicago. This impressive 12,954 SF building is ideally suited for a multifamily/low-rise/garden investor, offering one spacious unit. Zoned RS-3, this property provides flexibility for various use cases. With its prime Chicago location, this property presents an attractive investment with strong potential for a lucrative return. Don't miss the chance to own a standout property in this highly sought-after area.

- Property could be used as a single family home or group home with current RS-3 Zoning
- Or, Multi-family property with rezoning to adjacent RS-4

**Leah Erickson**  
Commercial Broker  
815 780 7952

**Jennifer Hyman**  
773 633 6138



**COLDWELL BANKER**  
**COMMERCIAL**  
REAL ESTATE GROUP

# PHOTOS

## ONE PROPERTY, MULTIPLE OPTIONS

5345 S. University Avenue Chicago, IL 60615



**Leah Erickson**  
Commercial Broker  
815 780 7952

**Jennifer Hyman**  
773 633 6138



**COLDWELL BANKER  
COMMERCIAL**  
REAL ESTATE GROUP

# SALE

## ONE PROPERTY, MULTIPLE OPTIONS

5345 S. University Avenue Chicago, IL 60615



**Leah Erickson**  
Commercial Broker  
815 780 7952

**Jennifer Hyman**  
773 633 6138

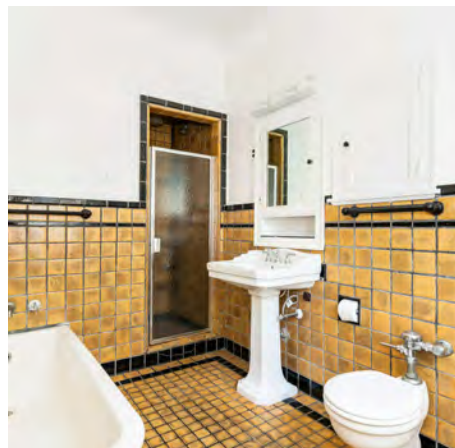
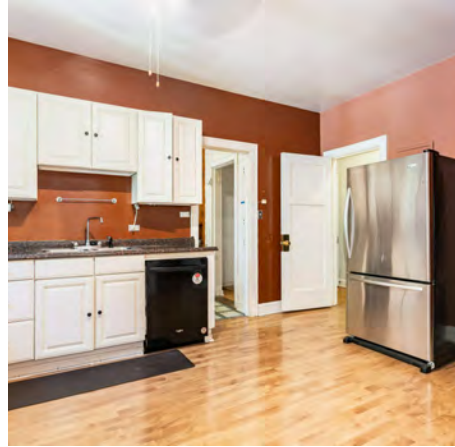


**COLDWELL BANKER**  
**COMMERCIAL**  
REAL ESTATE GROUP

# SALE

## ONE PROPERTY, MULTIPLE OPTIONS

5345 S. University Avenue Chicago, IL 60615



**Leah Erickson**  
Commercial Broker  
815 780 7952

**Jennifer Hyman**  
773 633 6138

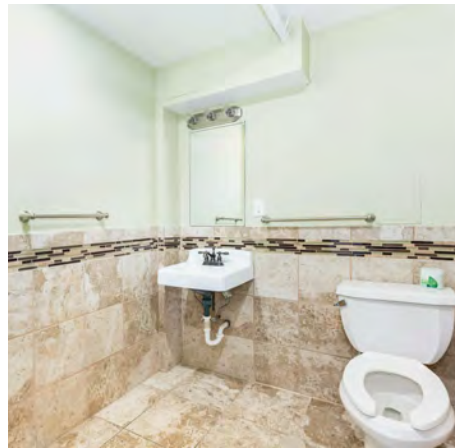
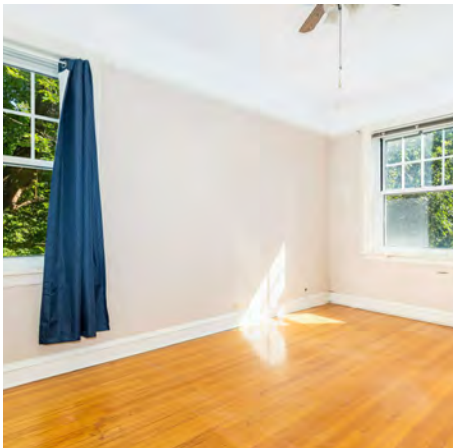


**COLDWELL BANKER**  
**COMMERCIAL**  
REAL ESTATE GROUP

# SALE

## ONE PROPERTY, MULTIPLE OPTIONS

5345 S. University Avenue Chicago, IL 60615



**Leah Erickson**  
Commercial Broker  
815 780 7952

**Jennifer Hyman**  
773 633 6138



**COLDWELL BANKER**  
**COMMERCIAL**  
REAL ESTATE GROUP

# SALE

## ONE PROPERTY, MULTIPLE OPTIONS

5345 S. University Avenue Chicago, IL 60615



**Leah Erickson**  
Commercial Broker  
815 780 7952

**Jennifer Hyman**  
773 633 6138

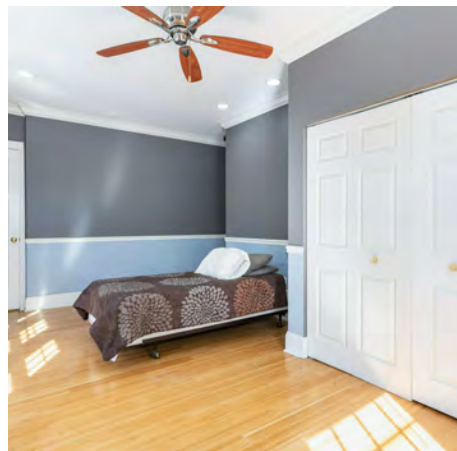


**COLDWELL BANKER  
COMMERCIAL**  
REAL ESTATE GROUP

# SALE

## ONE PROPERTY, MULTIPLE OPTIONS

5345 S. University Avenue Chicago, IL 60615



**Leah Erickson**  
Commercial Broker  
815 780 7952

**Jennifer Hyman**  
773 633 6138



**COLDWELL BANKER  
COMMERCIAL**  
REAL ESTATE GROUP



# SALE

## ONE PROPERTY, MULTIPLE OPTIONS

5345 S. University Avenue Chicago, IL 60615



**Leah Erickson**  
Commercial Broker  
815 780 7952

**Jennifer Hyman**  
773 633 6138



**COLDWELL BANKER**  
**COMMERCIAL**  
REAL ESTATE GROUP

# SALE

## ONE PROPERTY, MULTIPLE OPTIONS

5345 S. University Avenue Chicago, IL 60615



---

**Leah Erickson**  
Commercial Broker  
815 780 7952

**Jennifer Hyman**  
773 633 6138



**COLDWELL BANKER**  
**COMMERCIAL**  
REAL ESTATE GROUP

# SALE

## ONE PROPERTY, MULTIPLE OPTIONS

5345 S. University Avenue Chicago, IL 60615



---

**Leah Erickson**  
Commercial Broker  
815 780 7952

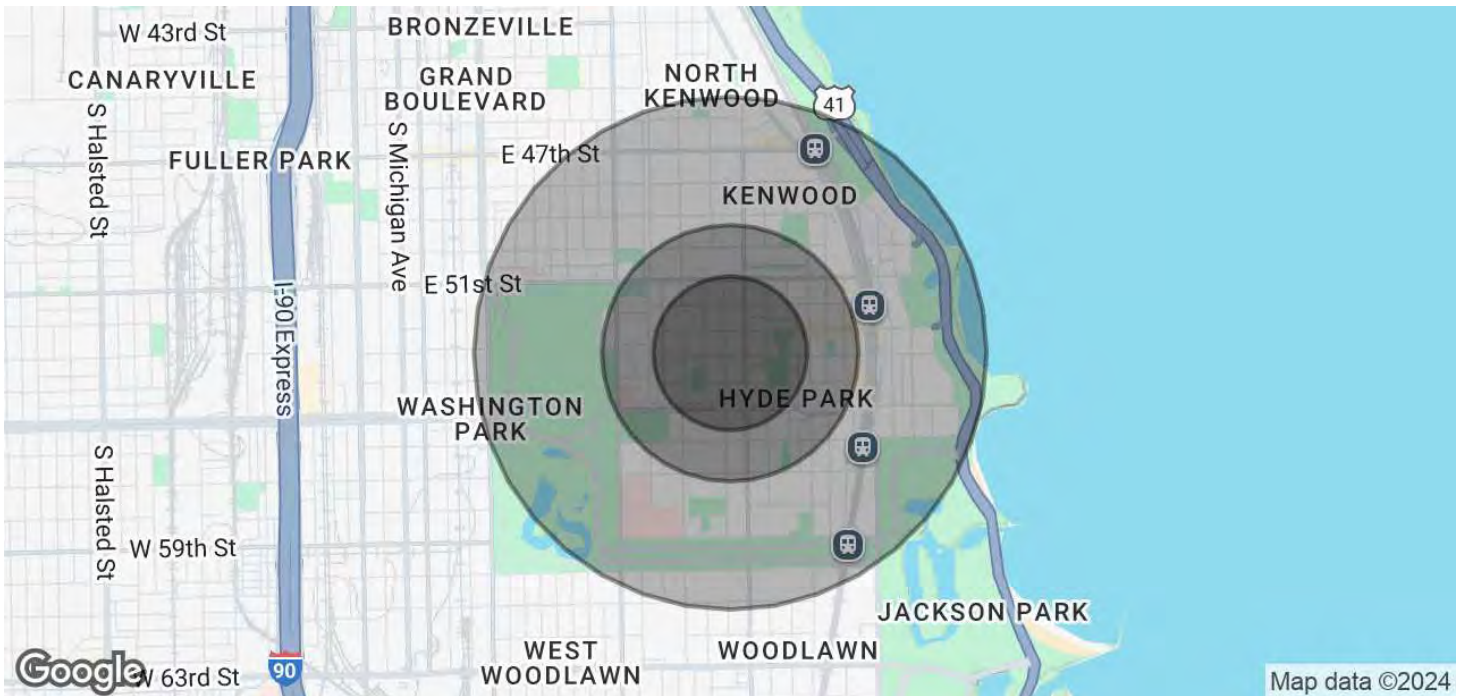
**Jennifer Hyman**  
773 633 6138



**COLDWELL BANKER**  
**COMMERCIAL**  
REAL ESTATE GROUP

# DEMOGRAPHICS ONE PROPERTY, MULTIPLE OPTIONS

5345 S. University Avenue Chicago, IL 60615



	0.3 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total Population	7,331	18,853	52,184
Average Age	35	36	39
Average Age (Male)	35	35	38
Average Age (Female)	35	37	40
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	3,291	8,895	26,360
# of Persons per HH	2.2	2.1	2
Average HH Income	\$111,624	\$113,167	\$102,445
Average House Value	\$504,759	\$556,353	\$495,455

Demographics data derived from AlphaMap

**Leah Erickson**  
Commercial Broker  
815 780 7952

**Jennifer Hyman**  
773 633 6138



# RETAILER MAP ONE PROPERTY, MULTIPLE OPTIONS

5345 S. University Avenue Chicago, IL 60615



**Leah Erickson**  
Commercial Broker  
815 780 7952

**Jennifer Hyman**  
773 633 6138

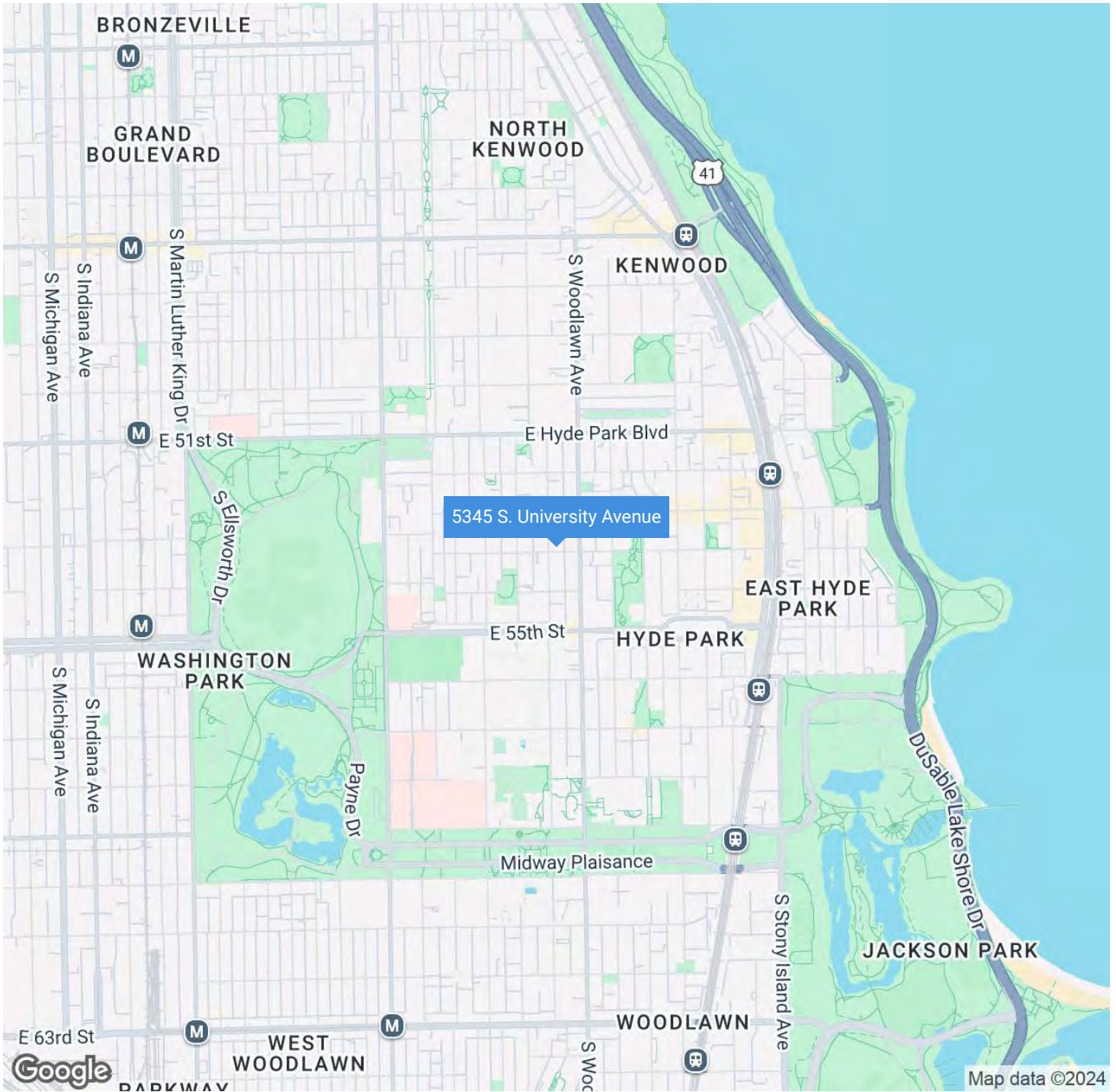


**COLDWELL BANKER  
COMMERCIAL**  
REAL ESTATE GROUP

# SALE

## ONE PROPERTY, MULTIPLE OPTIONS

5345 S. University Avenue Chicago, IL 60615



**Leah Erickson**  
Commercial Broker  
815 780 7952

**Jennifer Hyman**  
773 633 6138



**COLDWELL BANKER**  
**COMMERCIAL**  
REAL ESTATE GROUP

# SALE

## ONE PROPERTY, MULTIPLE OPTIONS

5345 S. University Avenue Chicago, IL 60615



**TOTAL: 2915 sq. ft**  
**FLOOR 1: 2915 sq. ft**  
**EXCLUDED AREAS: PORCH: 43 sq. ft**

ALL IMAGES, DIMENSIONS, AND OTHER INFORMATION CONTAINED HEREIN ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY, AND SHALL NOT BE RELIED UPON BY ANY PARTY. NEXT DOOR PHOTOS MAKES NO REPRESENTATIONS OR WARRANTIES, AND DISCLAIMS ANY AND ALL LIABILITY ARISING FROM USE OF THIS INFORMATION. ALL INFORMATION HEREIN SHALL BE SUBJECT TO THE TERMS AND CONDITIONS FOUND AT NEXTDOORPHOTOS.COM/2.

**Leah Erickson**  
Commercial Broker  
815 780 7952

**Jennifer Hyman**  
773 633 6138



**COLDWELL BANKER**  
**COMMERCIAL**  
REAL ESTATE GROUP

# SALE

## ONE PROPERTY, MULTIPLE OPTIONS

5345 S. University Avenue Chicago, IL 60615



**TOTAL: 2957 sq. ft**  
**FLOOR 1: 2957 sq. ft**

ALL IMAGES, DIMENSIONS, AND OTHER INFORMATION CONTAINED HEREIN ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY, AND SHALL NOT BE BELIED UPON BY ANY PARTY. NEXT DOOR PHOTOS MAKES NO REPRESENTATIONS OR WARRANTIES, AND DISCLAIMS ANY AND ALL LIABILITY ARISING FROM USE OF THIS INFORMATION. ALL INFORMATION HEREIN SHALL BE SUBJECT TO THE TERMS AND CONDITIONS FOUND AT [NEXTDOORPHOTOS.COM/CT](#).

**Leah Erickson**  
Commercial Broker  
815 780 7952

**Jennifer Hyman**  
773 633 6138



**COLDWELL BANKER  
COMMERCIAL**  
REAL ESTATE GROUP



# SALE

## ONE PROPERTY, MULTIPLE OPTIONS

5345 S. University Avenue Chicago, IL 60615



**TOTAL: 2909 sq. ft**  
**FLOOR 1: 2909 sq. ft**

ALL IMAGES, DIMENSIONS, AND OTHER INFORMATION CONTAINED HEREIN ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY, AND SHALL NOT BE RELIED UPON BY ANY PARTY. NEXT DOOR PHOTOS MAKES NO REPRESENTATIONS OR WARRANTIES, AND DISCLAIMS ANY AND ALL LIABILITY ARISING FROM USE OF THIS INFORMATION. ALL INFORMATION HEREIN SHALL BE SUBJECT TO THE TERMS AND CONDITIONS LISTED AT [NEXTDOORPHOTOS.COM/](https://www.nextdoorphotos.com/)

**Leah Erickson**  
Commercial Broker  
815 780 7952

**Jennifer Hyman**  
773 633 6138



**COLDWELL BANKER**  
**COMMERCIAL**  
REAL ESTATE GROUP

# SALE

## ONE PROPERTY, MULTIPLE OPTIONS

5345 S. University Avenue Chicago, IL 60615



**LEAH ERICKSON**

Commercial Broker

**Direct:** 815.780.7952  
lerickson@cbcregroup.com



**REAL ESTATE GROUP**

38 W. Countryside Parkway , Yorkville, IL 60560  
815.780.7952



**JENNIFER HYMAN**

Broker/Realtor

**Direct:** 773.633.6138  
jhyman@coldwellhomes.com



**COLDWELL BANKER REAL ESTATE GROUP**

1732 W. Hubbard St, Suite 2C , Chicago, IL 60622  
773.633.6138

**Leah Erickson**  
Commercial Broker  
815 780 7952

**Jennifer Hyman**  
773 633 6138



**COLDWELL BANKER  
COMMERCIAL**  
REAL ESTATE GROUP