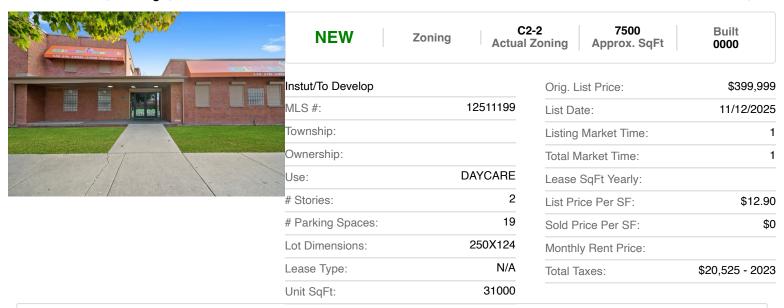
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1155 W 81st St, Chicago, IL 60620

\$399,999



Incredible opportunity to own a fully furnished, fully equipped, turn-key daycare facility! This spacious 3-level building (including an unfinished basement) offers 7 dedicated classrooms, 4 bathrooms, a full kitchen, private office space, employee break room, and a storage room. Property is well maintained, secured with an alarm system, and features shutters on the windows for added safety and privacy. Everything inside is included fixtures, furniture, equipment, and classroom set-ups ideal for a smooth transition for an existing owner/operator or a new start-up. This is a rare chance to purchase a ready-to-operate childcare facility space with immediate potential. Schedule your tour today!

General

Area:	8071	Estimated Cam/Sf:		
City, State, Zip:	Chicago, IL 60620	Estimated Tax/Sf:		
County:	Cook	Approxima	ate Age: 36-50 Years	
Township:		Ownership Type:		
Unincorporated (Y/N):		Frontage/Access: Cit		
Use:	DAYCARE	Potential	Commercial, Industrial/Mfg, Office and Research,	
Current Use:	Special Use, Other	Use:	Recreational, Special Use, Other	
Zoning Type:		Known En	ncumbrances:	
Actual Zoning:	C2-2	Client Needs:		
Approx Year Built:	0000	Client Will	ll:	
Built Before 1978 (Y/N):	No	Location: Corner, Public Trans		
Waterfront (Y/N):	No	Geograph	nic Locale: Chicago Southwest	
Water View:	No	Land Amenities:		
Lease Type:	N/A	PIN: 203221603		
Directions:	Corner of Racine and 81st. Street	Multiple Pin Numbers: Ye		
Relist (Y/N):				

Features

Mobility Score:

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Lot Dimensions:	250X124	Foundation:
Acreage:		Docks:
Lot Sq Ft:		Misc Outside:
Approx Total Bldg Sq Ft:	7500	Indoor Parking:
# Of Stories:	2	Outdoor Parking:
# Of Parking Spaces:	19	Parking Ratio:
Construction:		Misc Inside:
Exterior Building Type:		

Utilities/Green

Air Conditioning:	Central Air	Green Supporting Documents:
Heat/Ventilation:	Central Bldg Heat	Energy/Green Building Rating Source:
Fire Protection:	Smoke or Fire Protectors	Green Features:
Utilities To Site:		
Tenant Pays:	Other	
HERS Index Score:		

<u>Financial</u>

Total Annual Income:	\$0	Taxes:	\$20,525 - 2023
Net Operating Income \$:	\$0	Total Annual Expense:	\$0

Listing Info

Property Offered:	For Sale Only	Off Market Date:	
Original List Price:	\$399,999	Contingency:	
Original Rent Price:		Financing:	
List Price:	\$399,999	Concessions:	
Rental Price (\$ per SF/Year):		Sales Terms:	
List Date:	11/12/2025	Possession:	
List Date Rcvd:	11/12/2025	Broker Owned/Interested:	No
List Mkt Time:	1		
Closed Date:			

Office/Sales

Rented Date:
Contract Date:

Broker to Broker Remarks: Second PIN number is 20-32-216-039-0000 Tax amount includes both PIN numbers

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Broker:	Kale Realty (86995) / (312) 939-525	3 (tel:(312) 939-5253)	Information:	24-Hr Notice Required, List Broker Must Accon	npany
List		er (1017898) / (708) 941-3811 (tel:(708) 941-	Cont. to Show?:		
	Broker: 3811) / chariehco@gmail.com (mailto:chariehco@gmail.com)		Expiration Date: 10/30/2026		
CoList E	Broker:	/ (tel:) /	Does vour seller a	gree to their listing address being displayed	No
More A	gent Contact Info:		online?:		
Addl. Sa	ales Info.:		Call for Rent Roll I	nfo:	
Lock Bo	x:		,	gree to their listing being displayed on Virtual	Yes
Lock Bo	x Location:		Office Websites?:		
Showin	g Instructions:	Use showing assist	Does your seller ag	gree to listing remarks being displayed online?:	No
Display	of 3rd Party Advert. on Listing Detail Page:		Listing Type:	Exclusive Right t	o Sell
	, , , , , , , , , , , , , , , , , , , ,	models for their No	Holds Earnest Mor	ney:	
	our seller agree to allow automated valuation n Virtual Office Websites?:	models for their No	Auct. Avail. Show:		
	our seller agree to allow comments on their li	sting on Virtual Yes			
Does yo	our seller agree to allow display of price histo	ry on IDX?:			
Does yo	our seller agree to allow display of market tim	e on IDX?:			
Does yo	our seller agree to allow display of automated:	l valuation models			
	our seller agree to their listing remarks being lebsites?:	displayed on Virtual			
-	our seller agree to allow their listing address Office Websites?:	being displayed on			
Does yo	our seller agree to their listing being displaye	d online?: Yes			

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Prepared By: Chartiece Walker | Kale Realty | 11/12/2025 10:04 AM