

1155 W 81st St, Chicago, IL 60620

\$399,999



NEW	Zoning	C2-2 Actual Zoning	7500 Approx. SqFt	Built 0000
Instut/To Develop			Orig. List Price:	\$399,999
MLS #:		12511199	List Date:	11/12/2025
Township:			Listing Market Time:	1
Ownership:			Total Market Time:	1
Use:		DAYCARE	Lease SqFt Yearly:	
# Stories:		2	List Price Per SF:	\$12.90
# Parking Spaces:		19	Sold Price Per SF:	\$0
Lot Dimensions:		250X124	Monthly Rent Price:	
Lease Type:		N/A	Total Taxes:	\$20,525 - 2023
Unit SqFt:		31000		

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	Approximate Age:	36-50 Years
Township:		Ownership Type:	
Unincorporated (Y/N):		Frontage/Access:	City Street
Use:	DAYCARE	Potential Use:	Commercial, Industrial/Mfg, Office and Research, Recreational, Special Use, Other
Current Use:	Special Use, Other	Known Encumbrances:	
Zoning Type:		Client Needs:	
Actual Zoning:	C2-2	Client Will:	
Approx Year Built:	0000	Location:	Corner, Public Transport Avail
Built Before 1978 (Y/N):	No	Geographic Locale:	Chicago Southwest
Waterfront (Y/N):	No	Land Amenities:	
Water View:	No	PIN:	20322160380000
Lease Type:	N/A	Multiple Pin Numbers:	Yes
Directions:	Corner of Racine and 81st. Street		
Relist (Y/N):			
Mobility Score:	-		

Features

Lot Dimensions:	250X124
Acreage:	
Lot Sq Ft:	
Approx Total Bldg Sq Ft:	7500
# Of Stories:	2
# Of Parking Spaces:	19
Construction:	
Exterior Building Type:	

**Utilities/Green**

Air Conditioning:	Central Air
Heat/Ventilation:	Central Bldg Heat
Fire Protection:	Smoke or Fire Protectors
Utilities To Site:	
Tenant Pays:	Other
HERS Index Score:	

**Financial**

Total Annual Income:	\$0
Net Operating Income \$:	\$0

**Listing Info**

Property Offered:	For Sale Only
Original List Price:	\$399,999
Original Rent Price:	
List Price:	\$399,999
Rental Price (\$ per SF/Year):	
List Date:	11/12/2025
List Date Rcvd:	11/12/2025
List Mkt Time:	1
Closed Date:	
Rented Date:	
Contract Date:	

**Office/Sales**

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

Foundation:
Docks:
Misc Outside:
Indoor Parking:
Outdoor Parking:
Parking Ratio:
Misc Inside:

Green Supporting Documents:
Energy/Green Building Rating Source:
Green Features:

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

Off Market Date:	
Contingency:	
Financing:	
Concessions:	
Sales Terms:	
Possession:	
Broker Owned/Interested:	No

Broker: Kale Realty (86995) / (312) 939-5253 (tel:(312) 939-5253)

List Broker: Chartiece Walker (1017898) / (708) 941-3811 (tel:(708) 941-3811) / chariehco@gmail.com (mailto:chariehco@gmail.com)

CoList Broker: / (tel:) /

More Agent Contact Info:

Addl. Sales Info.:

Lock Box:

Lock Box Location:

Showing Instructions: Use showing assist

Display of 3rd Party Advert. on Listing Detail Page:

Does your seller agree to allow automated valuation models for their listing on Virtual Office Websites?: No

Does your seller agree to allow comments on their listing on Virtual Office Websites?: Yes

Does your seller agree to allow display of price history on IDX?:

Does your seller agree to allow display of market time on IDX?:

Does your seller agree to allow display of automated valuation models on IDX?:

Does your seller agree to their listing remarks being displayed on Virtual Office Websites?:

Does your seller agree to allow their listing address being displayed on Virtual Office Websites?:

Does your seller agree to their listing being displayed online?: Yes

Information: 24-Hr Notice Required, List Broker Must Accompany

Cont. to Show?:

Expiration Date: 10/30/2026

Does your seller agree to their listing address being displayed online?: No

Call for Rent Roll Info:

Does your seller agree to their listing being displayed on Virtual Office Websites?: Yes

Does your seller agree to listing remarks being displayed online?: No

Listing Type: Exclusive Right to Sell

Holds Earnest Money:

Auct. Avail. Show:

Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.  
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

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