556 W 18th Street | Chicago

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SVN CHICAGO COMMERCIAL

PROPERTY DETAILS

SALE PRICE	$1,275,000

LOCATION INFORMATION	
STREET ADDRESS	556 West 18th Street
CITY, STATE, ZIP	Chicago, IL 60616
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	Pilsen
CROSS-STREETS	18th & Clinton

BUILDING INFORMATION	
BUILDING SIZE	6,178 SF
NOI	$74,276.15
CAP RATE	5.83
OCCUPANCY %	100%
TENANCY	Multiple
NUMBER OF FLOORS	4
YEAR BUILT	2020
FREE STANDING	Yes

PROPERTY INFORMATION	
PROPERTY TYPE	Multifamily
PROPERTY SUBTYPE	Low-Rise/Garden
ZONING	B2-3
LOT SIZE	2,400 SF
APN #	17-21-306-055-0000
LOT FRONTAGE	24 ft
LOT DEPTH	100 ft
CORNER PROPERTY	No

PARKING & TRANSPORTATION	
PARKING TYPE	Surface
NUMBER OF PARKING SPACES	3

UTILITIES & AMENITIES	
CENTRAL HVAC	Yes

TAXES & VALUATION	
TAXES (2024)	$16,534.85

PROPERTY SUMMARY

556 W 18th Street
CHICAGO, IL

OFFERING SUMMARY

SALE PRICE:	$1,275,000
BUILDING SIZE:	6,178 SF
ZONING:	B2-3
UNITS:	3
PRICE / SF:	$206.38

PROPERTY SUMMARY

556 W. 18th Street presents a rare opportunity to acquire a luxury, all-brick boutique apartment building. Built with exceptional craftsmanship and contemporary design, the property consists of three expansive residential units, each finished with high-end materials, oversized floor plans, soaring ceilings, hardwood flooring throughout, and walls of windows that fill every residence with natural light. Every unit features in-unit laundry, premium stainless steel appliances, designer kitchens, and upscale finishes, offering a true condominium-quality living experience.

The building is anchored by an exceptional duplex penthouse featuring three spacious bedrooms, two-and-a-half bathrooms, vaulted ceilings, an oversized chef's kitchen with premium KitchenAid stainless steel appliances, an additional family room, spa-quality primary bath with a freestanding soaking tub and oversized waterfall shower, generous closet space, and direct access to a spectacular private rooftop deck showcasing panoramic Chicago skyline views. The first-floor residence offers three bedrooms and three-and-a-half bathrooms with two expansive living areas, a custom wet bar, oversized chef's kitchen with upgraded finishes, and abundant natural light throughout. The second-floor residence features two bedrooms and two bathrooms with large walk-in closets, hardwood floors, high ceilings, granite countertops, breakfast bar, premium stainless steel appliances, and elegant spa-inspired bathrooms with rainfall showers.

Designed to appeal to luxury renters or owner-occupants alike, it combines sophisticated architecture, premium interior finishes, and outstanding outdoor living spaces in one of Chicago's fastest-growing neighborhoods.

PROPERTY HIGHLIGHTS

- Duplex PH Suite with Private Rooftop
- Private Outdoor Balconies
- On-site Parking
- 2020 Construction
- High-End Buildout & Finishes
- Spa-Inspired Baths with Rain Forest Showers
- High Ceilings

SKYLINE VIEWS

PRIVATE ROOF TOP DECK

SPA INSPIRED BATHS

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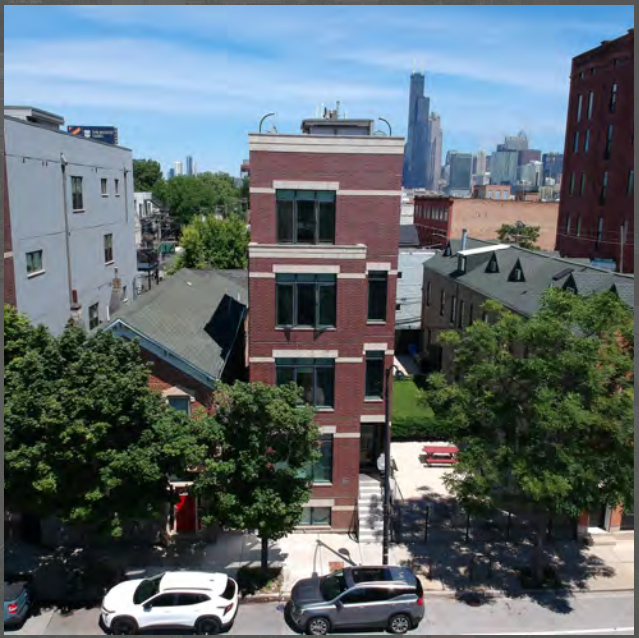
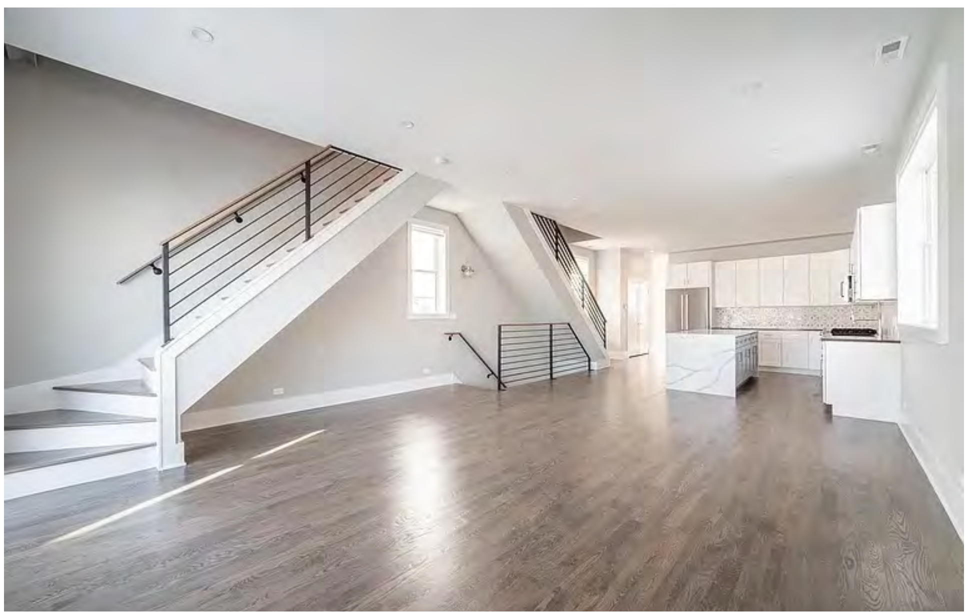
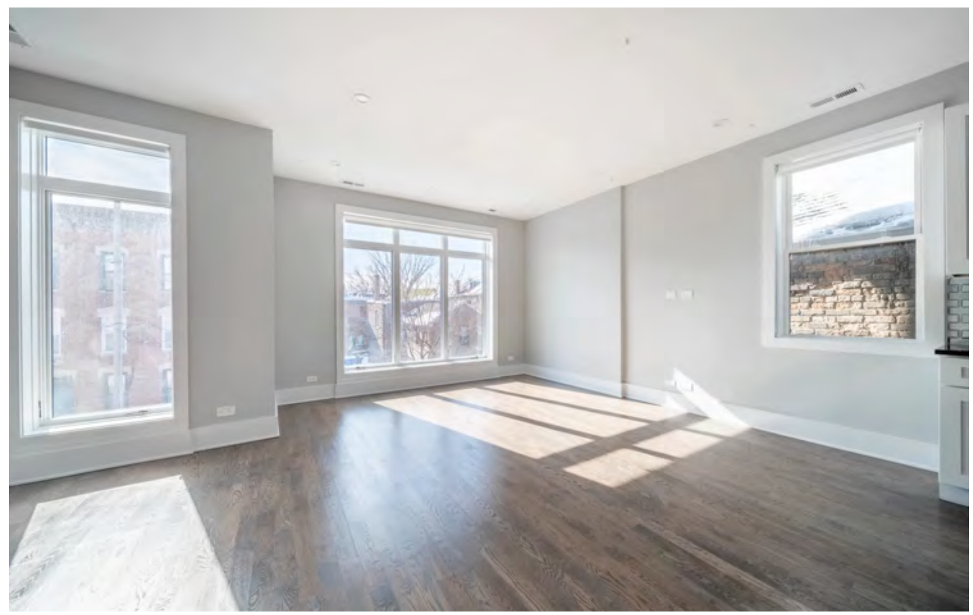
PROPERTY PHOTOS



ADDITIONAL PHOTOS





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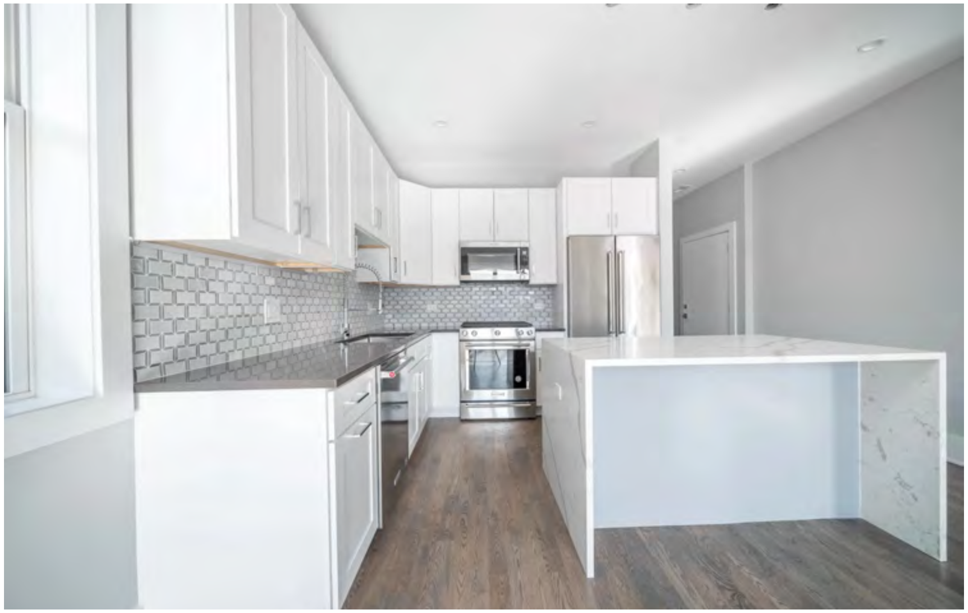
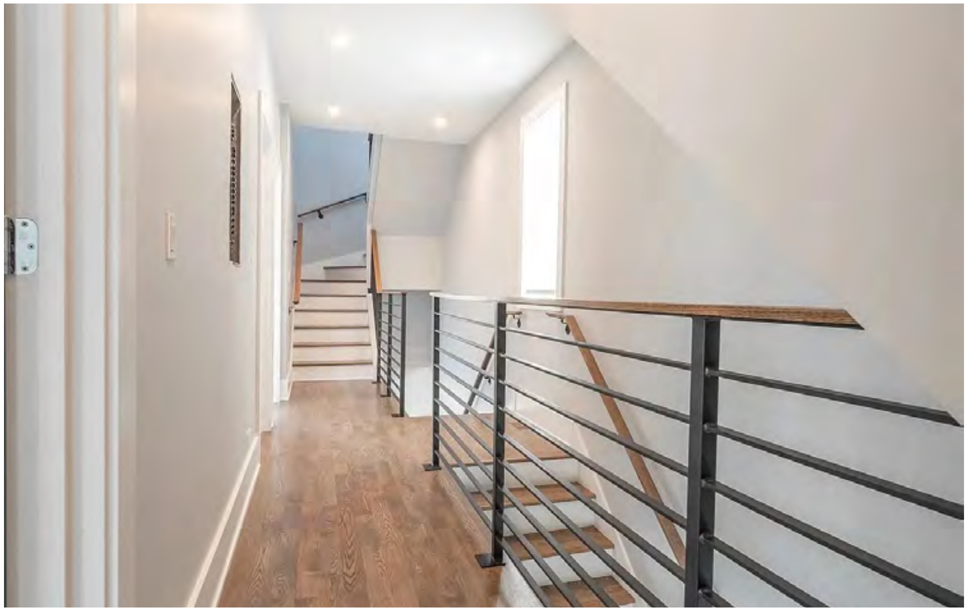
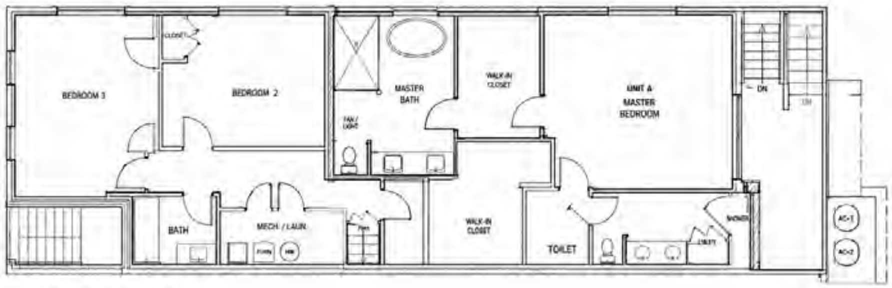
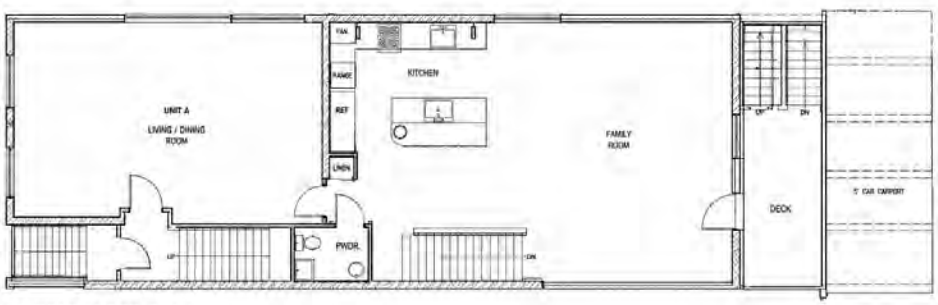






BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

FOURTH FLOOR PLAN

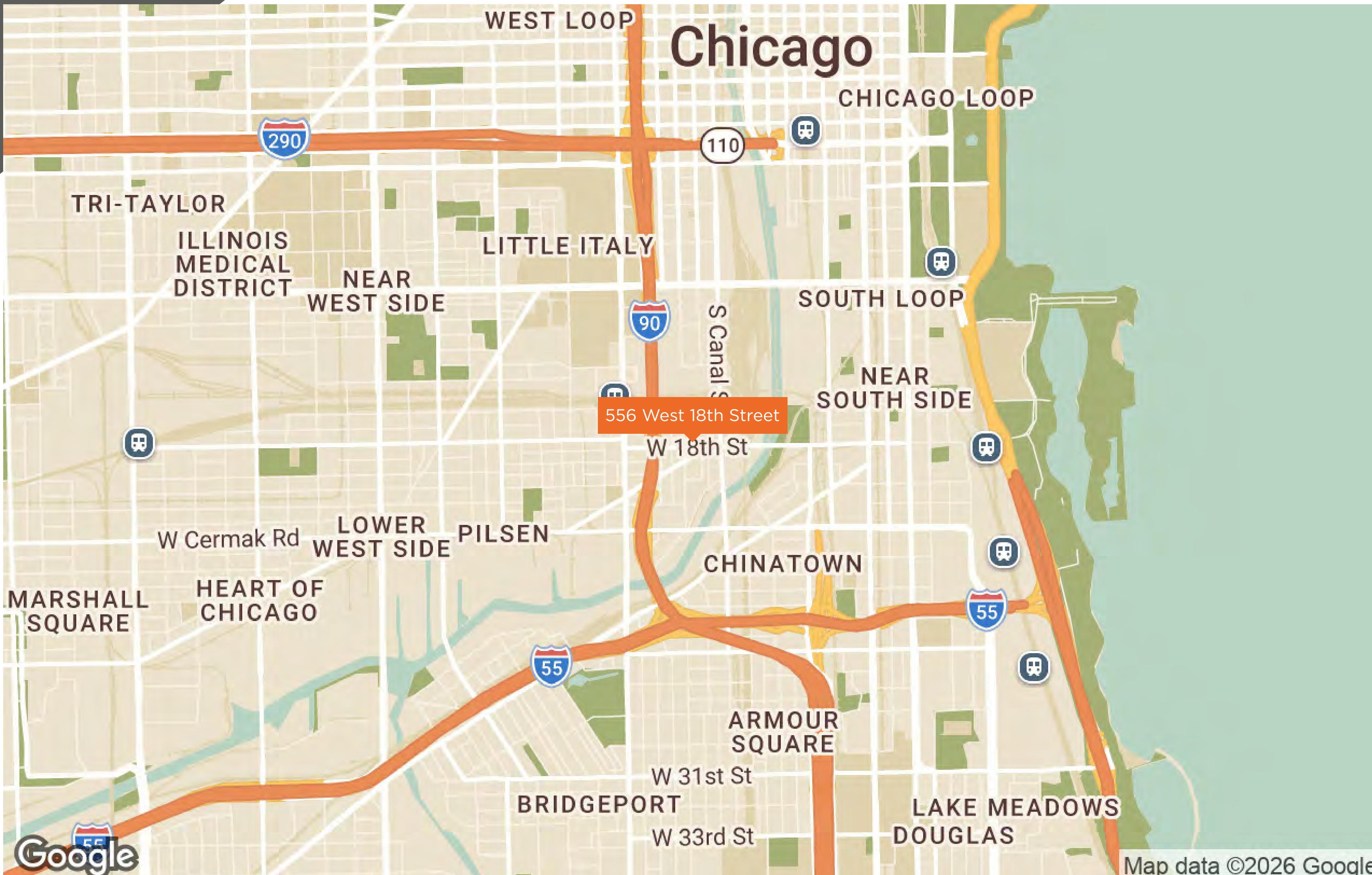
ROOF PLAN

LOCATION DESCRIPTION

Situated in the heart of Chicago's highly desirable East Pilsen neighborhood, 556 W. 18th Street offers an exceptional location just minutes from Downtown Chicago, the South Loop, and the city's business district. The property is located near the CTA Red Line at Cermak-Chinatown, providing quick access throughout the city. Interstate 90/94, I-55, and Lake Shore Drive are all within minutes, allowing for seamless connectivity to the Loop, O'Hare International Airport, Midway Airport, and the surrounding metropolitan area.

Residents enjoy proximity to the vibrant dining, shopping, and entertainment destinations along 18th Street, Cermak Road, and Halsted Street, while also benefiting from easy access to Chicago's world-class lakefront, Museum Campus, Soldier Field, Grant Park, and the Chicago Riverwalk. The property is surrounded by some of the city's fastest-growing neighborhoods, including the South Loop, Chinatown, University Village, and the Illinois Medical District, making it an ideal location for professionals seeking both convenience and an exceptional urban lifestyle.

REGIONAL MAP



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RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	LEASE START	LEASE END
Unit 1	3	3.5	2,480 SF	$3,600	$1.45	07/01/25	06/30/27
Unit 2	2	2	1,260 SF	$2,550	$2.02	08/01/24	07/31/26
Unit 3 | PH	3	2.5	2,460 SF	$3,500	$1.42	12/01/25	03/31/27
TOTALS			**6,200 SF**	**$9,650**	**$4.89**		
AVERAGES			**2,067 SF**	**$3,217**	**$1.63**		

INCOME & EXPENSES

INCOME SUMMARY	
RENTAL INCOME	$115,800
VACANCY COST	$0
GROSS INCOME	**$115,800**

EXPENSES SUMMARY	
REAL ESTATE TAXES (2024)	$16,535
INSURANCE	$8,155
CLEANING & MAINTENANCE	$6,580
UTILITIES	$1,606
REPAIRS	$8,648
OPERATING EXPENSES	**$41,524**

NET OPERATING INCOME	**$74,276**

MEET THE TEAM

CLG

Cawthon-Labriola Group

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