

**DISCOUNTED PRICE
INVESTMENT WITH
LONG-TERM TENANT
& RELIABLE
RENTAL INCOME**

for sale

FULLY LEASED/SINGLE STORY BUILDING

4746 S Ashland Ave Chicago, 60609

FULLY OCCUPIED BY KIDDIE TREASURE TUTORING



Offering Summary



AVAILABLE SF | 2,438 SF
SALES PRICE | \$125,000
CAP RATE | 11.3%
TAXES | \$13,445.68 (2023)



Traffic Count:
22,000+ VPD



Population:
867,117 (5 MILES)



Avg HH Income:
\$80,036 (5 MILES)



#Households:
330,656 (5 MILES)

Explore this 2,438 SF retail building in Chicago's Back of the Yards neighborhood. Surrounded by McDonald's, Walgreens, Family Dollar, and Chicago Meat Authority, this site blends urban convenience with local charm.

- **Stabilized Investment with Recent Upgrades:** Fully leased to Kiddie Treasure Tutoring with a new roof (under 5 years old) and A/C unit (under 2 years old) for reduced capital needs.
- **Prime Location with Active Revitalization:** Located in a dense retail corridor with over \$150 million being invested into the New City neighborhood.

Nearby Tenants:



Walgreens

FAMILY DOLLAR



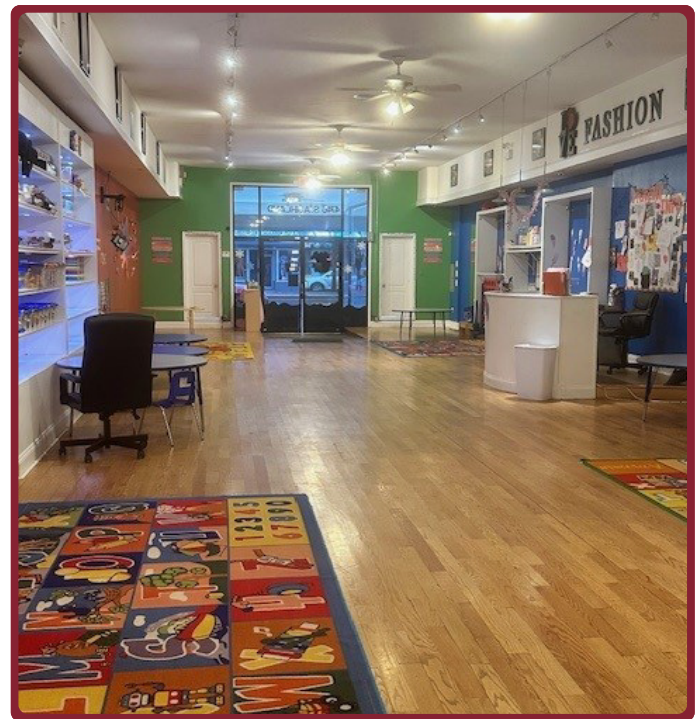
FIFTH THIRD BANK



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