

**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



MATANKY REALTY GROUP
200 N LASALLE ST STE 2350
312-337-1001
MATANKY.COM

DAVID CORDOVA
224-688-9720
DCORDOVA@MATANKY.COM

TERRI COX
312-977-2028
TCOX@MATANKY.COM



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