

# 2800 E 87th St

Chicago, IL 60617

MIXED - USE BUILDING FOR SALE



john  
greene  
COMMERCIAL

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



### OFFERING SUMMARY

|                  |   |
|------------------|---|
| Sale Price:      | \$995,000                               |
| Number of Units: | Retail: 1<br>Duplex: 1<br>Apartments: 4 |
| Lot Size:        | 0.09 Acres                              |
| Year Built:      | 1929                                    |
| Year Renovated:  | 2023                                    |
| Building Size:   | 8,585 SF                                |
| Zoning:          | B3-2                                    |
| Taxes (2023)     | \$4009                                  |

### PROPERTY OVERVIEW

Fully renovated mixed use building investment opportunity. Building consists of retail on the ground floor, one duplex and four apartments (all 3 bed/2 bath). All units have been renovated with top end finishes and quality craftsmanship.

All work permitted through City of Chicago and includes new concrete around property, new roof, new windows, all new mechanicals and appliances.

Retail unit features 1,200± SF with two restrooms and additional 400± SF storage in basement.

### LOCATION OVERVIEW

Located at the northeast corner of E 87th Street and S Burnham Ave. Conveniently located along city bus route and 0.4 miles from 87th Street train station on South Chicago Branch Metra Electric Line.

### PROPERTY HIGHLIGHTS

- Fully renovated in 2023
- Retail storefront on ground level
- One duplex and four multifamily apartments (3 bed/2 bath)
- New concrete around property, roof, windows, mechanicals and appliances

#### Jon Waldron

jonwaldron@johngreenecommercial.com

815.693.0544

#### Trevor Pauling

TrevorPauling@johngreeneRealtor.com

630.217.3728

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

## Pro Forma P&L

### Income

| Unit           | Monthly Rent | Annual Rent |
|----------------|--------------|-------------|
| Retail Unit    | \$2,500      | \$30,000    |
| Duplex Unit MF | \$2,300      | \$27,600    |
| Unit 1 MF      | \$1,800      | \$21,600    |
| Unit 2 MF      | \$1,800      | \$21,600    |
| Unit 3 MF      | \$1,800      | \$21,600    |
| Unit 4 MF      | \$1,800      | \$21,600    |
| Total Income:  | \$12,000     | \$144,000   |

### Projected Annual Expenses

|                          |          |
|--------------------------|----------|
| Real Estate Taxes (2023) | \$4,009  |
| Snow Removal             | \$1,200  |
| Insurance:               | \$7,900  |
| Total Expenses:          | \$13,109 |

**Pro Forma NOI: \$130,891**

Note: All units currently vacant

**Jon Waldron**

jonwaldron@johngreenecommercial.com

815.693.0544

**Trevor Pauling**

TrevorPauling@johngreeneRealtor.com

630.217.3728

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

# 2800 E 87th St | Chicago, IL 60617

MIXED - USE BUILDING FOR SALE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



**Jon Waldron**

jonwaldron@johngreenecommercial.com

815.693.0544

**Trevor Pauling**

TrevorPauling@johngreeneRealtor.com

630.217.3728

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



**Jon Waldron**

[jonwaldron@johngreenecommercial.com](mailto:jonwaldron@johngreenecommercial.com)

815.693.0544

**Trevor Pauling**

[TrevorPauling@johngreeneRealtor.com](mailto:TrevorPauling@johngreeneRealtor.com)

630.217.3728

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



1109 SF Multifamily Unit



1109 SF Multifamily Unit



**TOTAL: 1536 sq. ft**  
 BELOW GROUND: 527 sq. ft, FLOOR 2: 1009 sq. ft  
 EXCLUDED AREAS: ELECTRICAL ROOM: 55 sq. ft

1536 SF Multifamily Unit

**Jon Waldron**

jonwaldron@johngreenecommercial.com

815.693.0544

**Trevor Pauling**

TrevorPauling@johngreeneRealtor.com

630.217.3728

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



FLOOR 1



FLOOR 2

**TOTAL: 1536 sq. ft**  
 BELOW GROUND: 527 sq. ft, FLOOR 2: 1009 sq. ft  
 EXCLUDED AREAS: ELECTRICAL ROOM: 55 sq. ft



FLOOR 1



FLOOR 2

**TOTAL: 1591 sq. ft**  
 BELOW GROUND: 400 sq. ft, FLOOR 2: 1191 sq. ft

1536 SF Multifamily Unit

Retail Storefront Unit with additional basement storage

**Jon Waldron**

jonwaldron@johngreenecommercial.com

815.693.0544

**Trevor Pauling**

TrevorPauling@johngreeneRealtor.com

630.217.3728

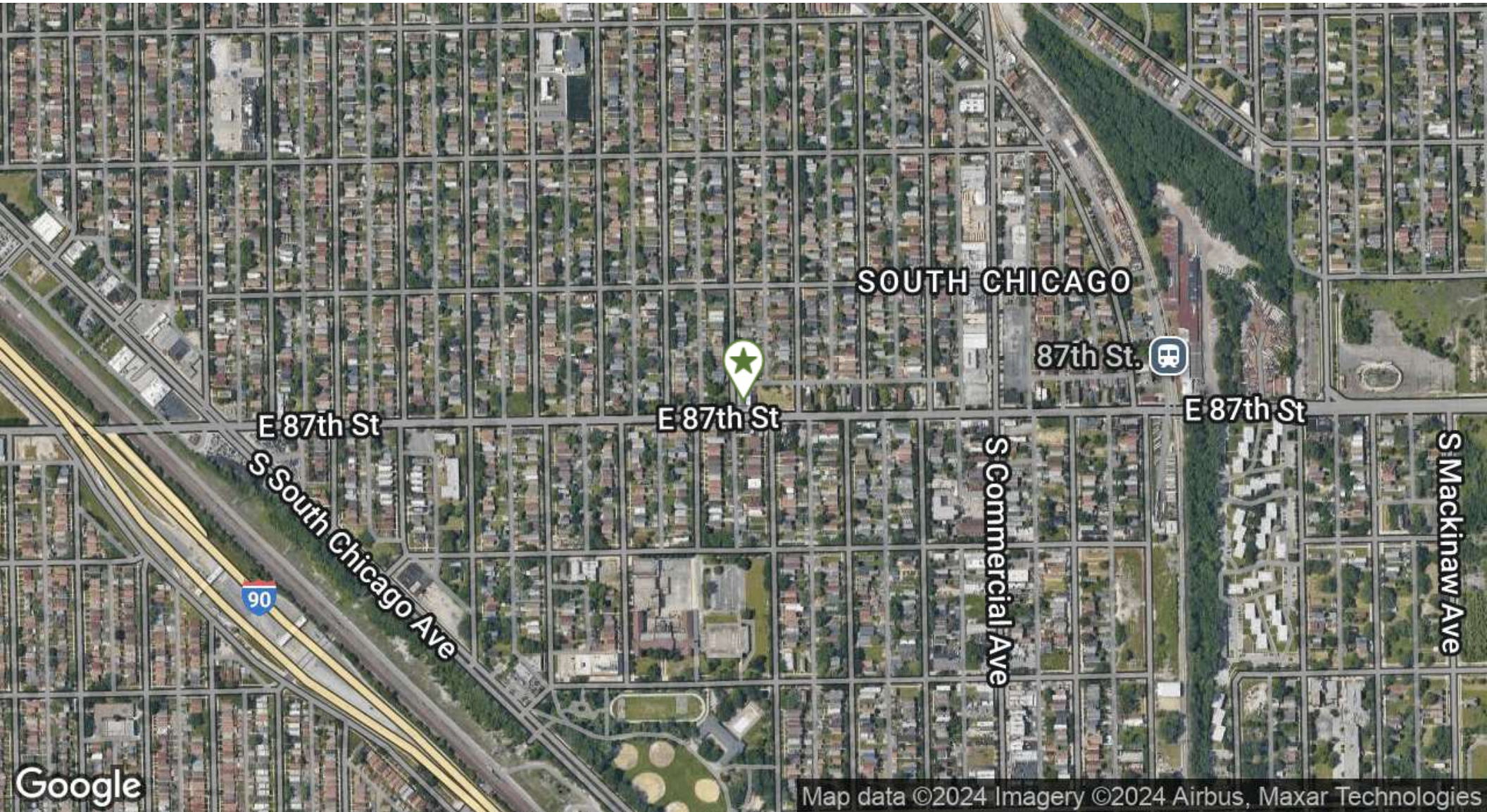
The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



# 2800 E 87th St | Chicago, IL 60617

MIXED - USE BUILDING FOR SALE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



**Jon Waldron**

jonwaldron@johngreenecommercial.com

815.693.0544

**Trevor Pauling**

TrevorPauling@johngreeneRealtor.com

630.217.3728

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019





john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290

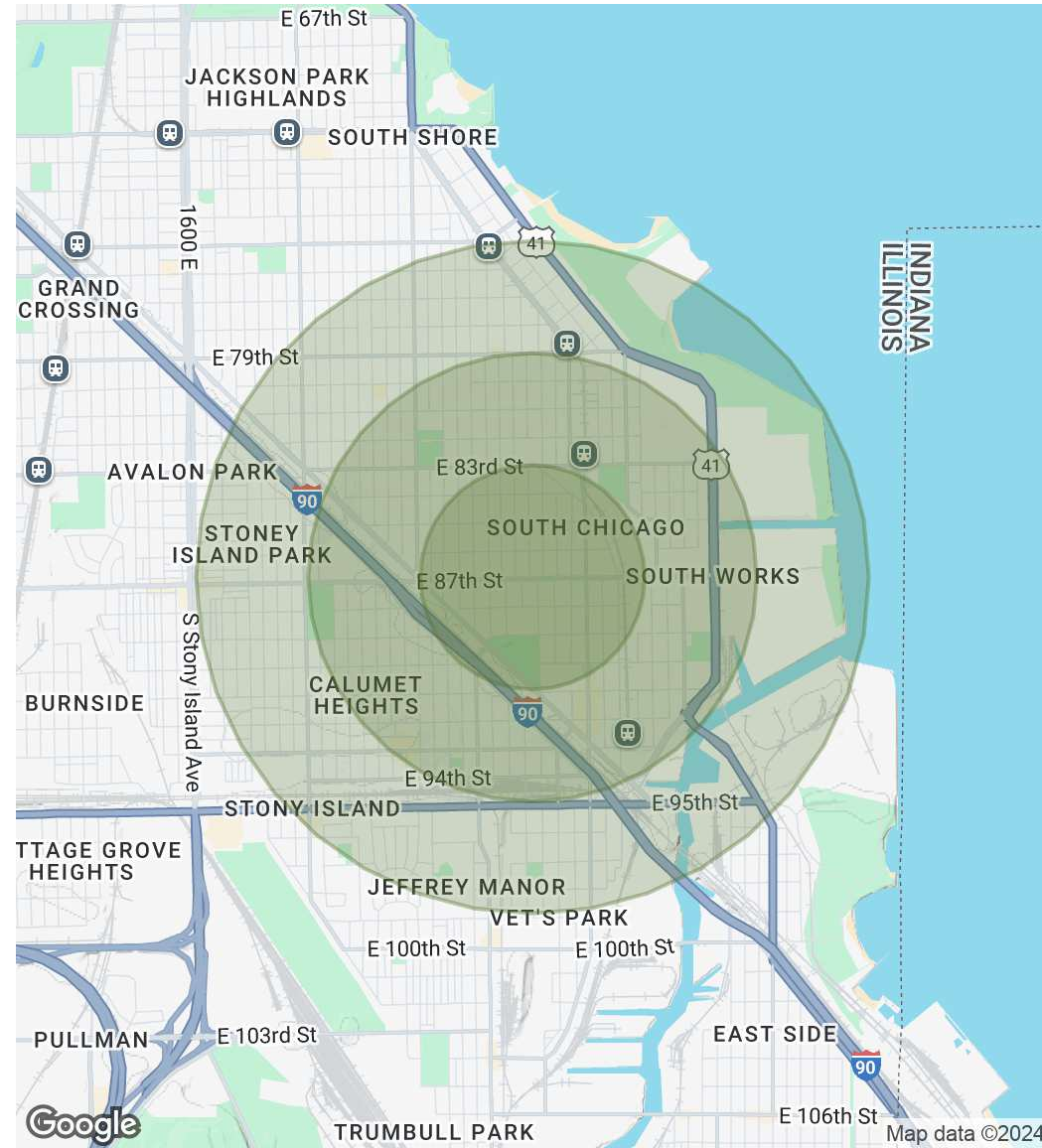
## POPULATION

|                      | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population     | 8,600     | 27,167 | 57,238    |
| Average Age          | 37        | 41     | 42        |
| Average Age (Male)   | 36        | 39     | 40        |
| Average Age (Female) | 38        | 43     | 43        |

## HOUSEHOLDS & INCOME

|                     | 0.5 MILES | 1 MILE    | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,157     | 10,860    | 23,706    |
| # of Persons per HH | 2.7       | 2.5       | 2.4       |
| Average HH Income   | \$55,757  | \$61,488  | \$63,099  |
| Average House Value | \$231,314 | \$225,127 | \$238,648 |

Demographics data derived from AlphaMap



**Jon Waldron**

jonwaldron@johngreenecommercial.com

815.693.0544

**Trevor Pauling**

TrevorPauling@johngreeneRealtor.com

630.217.3728

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

