



COMMERCIAL[®]

FOR SALE

PRICE \$3,500,000

6535 S. KING DR. CHICAGO



**C E N
T U R
Y 2 1**

Presented by

MARK AHMAD

CENTURY 21 Circle

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THE REAL ESTATE BROKER WITH THE MARKET KNOWLEDGE EVERYWHERE

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Summary of the Property

- Best Motel by OYO Chicago, a budget 2-star motel on Chicago's South Side, Woodlawn neighborhood, immediately south of the Hyde Park neighborhood and north of the Englewood community.
- Rich history and proximity to major institutions like the University of Chicago and Jackson Park. It's just a short walk from CTA King Drive Station, with easy access to public transit and amenities on the South Side.
- Offering affordable lodging in a historically working-class area undergoing revitalization
- 53-Guest rooms with basic, standard amenities.
- 2-Story California-style exterior corridor motel, built in 1971.
- Total building size: approximately 20,200 SQ. ft. on 18,000 Sq. ft. of land.
- On-site, main-level parking is available.
- Zoning: C1-2 Commercial, allowing a wide range of uses including retail, auto services, warehouses, mixed-use buildings, and apartments above ground floor.
- Close to Jackson Park and the Museum of Science and Industry, and within a few miles of downtown Chicago.
- Area has experienced significant redevelopment, particularly near university and park corridors.
- Walking distance to neighborhood retail, services, and amenities, with strong traffic counts.
- Approximately 1-mile east of the Dan Ryan Expressway.
- About 2-miles from the Barack Obama Presidential Library, scheduled to open Spring 2026, expected to draw international visitors.
- Value-add opportunity: closed motel offered for rehabilitation and redevelopment, with strong potential for renewed revenue generation.
- Annual Gross income is \$950,000.
- Annual 2024 Real estate real estate taxes are \$146,000.



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ACHIEVEMENTS + AWARDS

2005-2024 Chicago Association of REALTORS Top Producer

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2012-2014, and 2023-2025 Century 21 Chicago Land Region Top Producer

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2010 Chicago Association of REALTORS Top Commercial Producer

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