

HEALTH CARE PROPERTY FOR SALE

JAMESON.

MIDWAY
MEDICAL AND SURGICAL CENTER

OFFERING
MEMORANDUM
PLASTIC SURGERY
PAIN MANAGEMENT
ORTHOPEDIC
DERMATOLOGY
MED SPA

39-18

YOUR HEALTH
OUR FOCUS

PLEASE NOTE: THIS IMAGE IS A CONCEPTUAL RENDERING
PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.

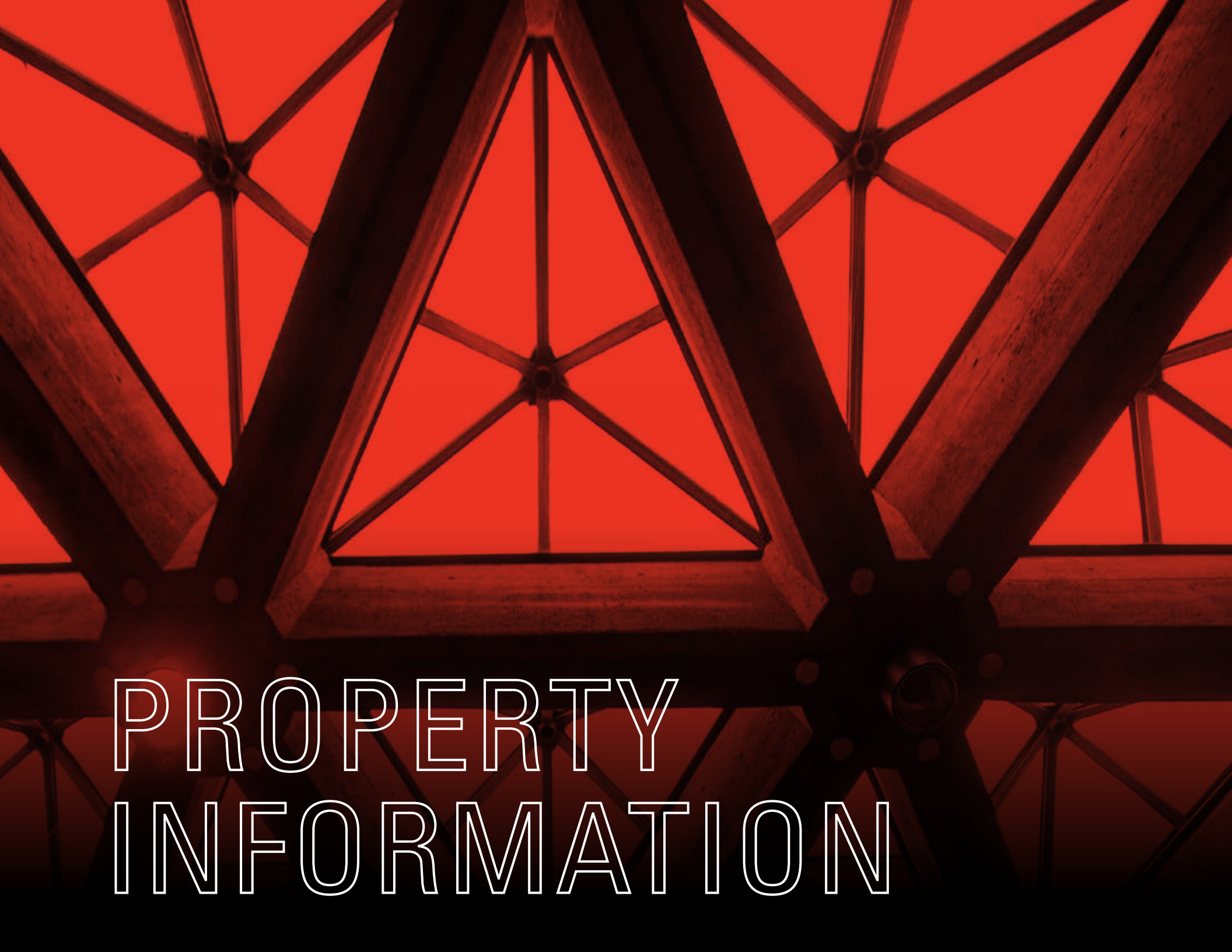
**3918 W. 63RD ST.
CHICAGO, IL 60629**

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PROPERTY INFORMATION

EXECUTIVE SUMMARY

Jameson Commercial is pleased to present 3918 W 63rd St., a 5,000 SF healthcare property situated on a 0.14 acre lot in Chicago's Southwest Side. The single-story property features an established healthcare layout, three separate HVAC systems, enclosed rear parking for doctors and staff, and two additional exterior parking pad spaces accessible from the alley.

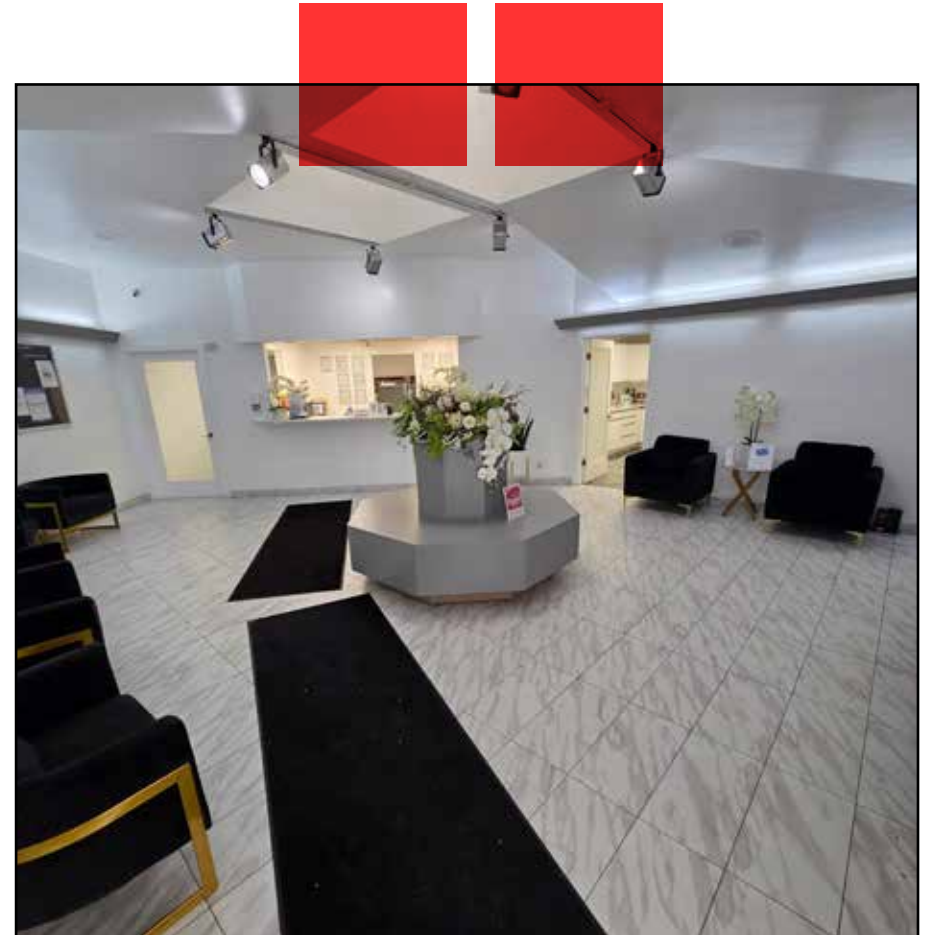
The property offers a proven operating history, with the tenant occupying the facility since 2013. The business generates consistent annual revenue of approximately \$2 million-\$3 million. The space recently completed its JCO renewal, providing additional value for a future healthcare operator.

The sale also includes the opportunity to acquire approximately \$210,000 of seller-owned furniture, fixtures, and equipment, providing a buyer with a ready-to-use healthcare facility.

SALES PRICE: \$1,200,000

PROPERTY SIZE: 5,000 SF

LOT SIZE: 0.14AC



ZONING: B1-1

PINS: 19-14-328-031-0000 & 19-14-328-032-0000

2025 PROPERTY TAXES: \$16,827.58



INVESTMENT HIGHLIGHTS

ESTABLISHED HEALTH CARE FACILITY:

4,506 SF single-story property with three HVAC systems and a recently completed JCO renewal.

TURNKEY OWNER-USER OPPORTUNITY:

Previously operated as a healthcare facility since 2013, with existing improvements and approximately \$210,000 in FF&E available with the sale.

DEDICATED PARKING:

Enclosed rear parking for doctors and staff, plus two exterior parking spaces accessible from the alley.



• Best of North & South
• Member of American Society of Health Sciences
• 1980-81
• 1982-83
• 1984-85
• 1986-87
• 1988-89
• 1990-91
• 1992-93
• 1994-95
• 1996-97
• 1998-99
• 2000-01
• 2002-03
• 2004-05
• 2006-07
• 2008-09
• 2010-11
• 2012-13
• 2014-15
• 2016-17
• 2018-19
• 2020-21
• 2022-23











LOCATION INFORMATION

LOCATION OVERVIEW

ZIP: 60629

SUB-MARKET: SOUTH CHICAGO

SUB-MARKET CLUSTER: SOUTH CHICAGO

LOCATION TYPE: URBAN

MARKET: CHICAGO

COUNTY: COOK

STATE: ILLINOIS

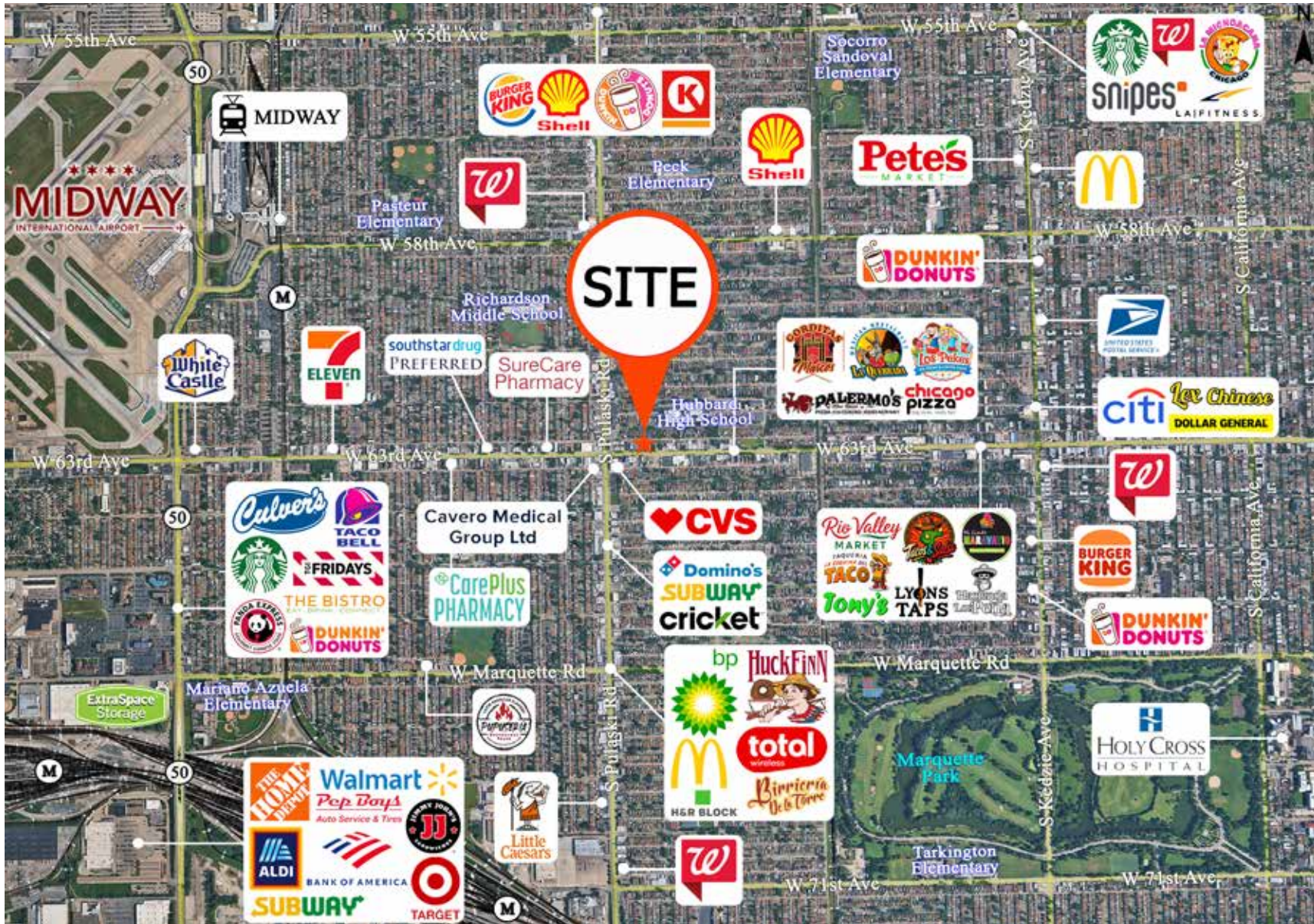
CBSA: CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI

DMA: CHICAGO, IL-IN

COUNTRY: UNITED STATES



RETAIL MAP



TRANSPORTATION HIGHLIGHTS

COMMUTER RAIL

	DRIVE	DISTANCE
Wrightwood (Southwest Service- Metra)	6 min	3.1 mi
Ashburn (Southwest Service-Metra)	7 min	3.2 mi
Pulaski Station (Midway CTA Orange Line)	9 min	1.8 mi

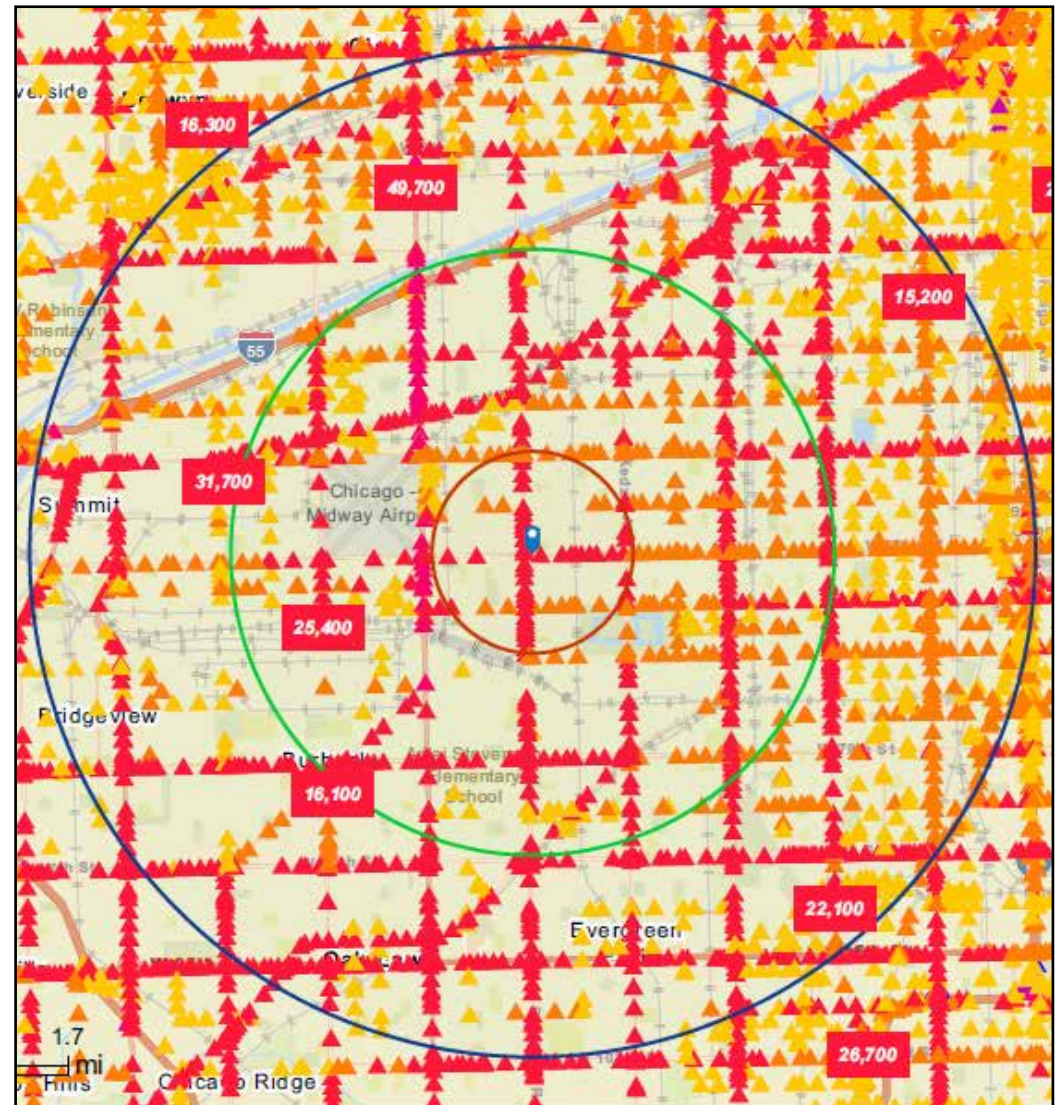
AIRPORT

	DRIVE	DISTANCE
Chicago Midway International Airport	5 min	2.7 mi
Chicago O'Hare International Airport	40 min	22.4 mi

TRAFFIC COUNT MAP

AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





MARKET INFORMATION

MARKET OVERVIEW

CHICAGO | SOUTHWEST SIDE MARKET

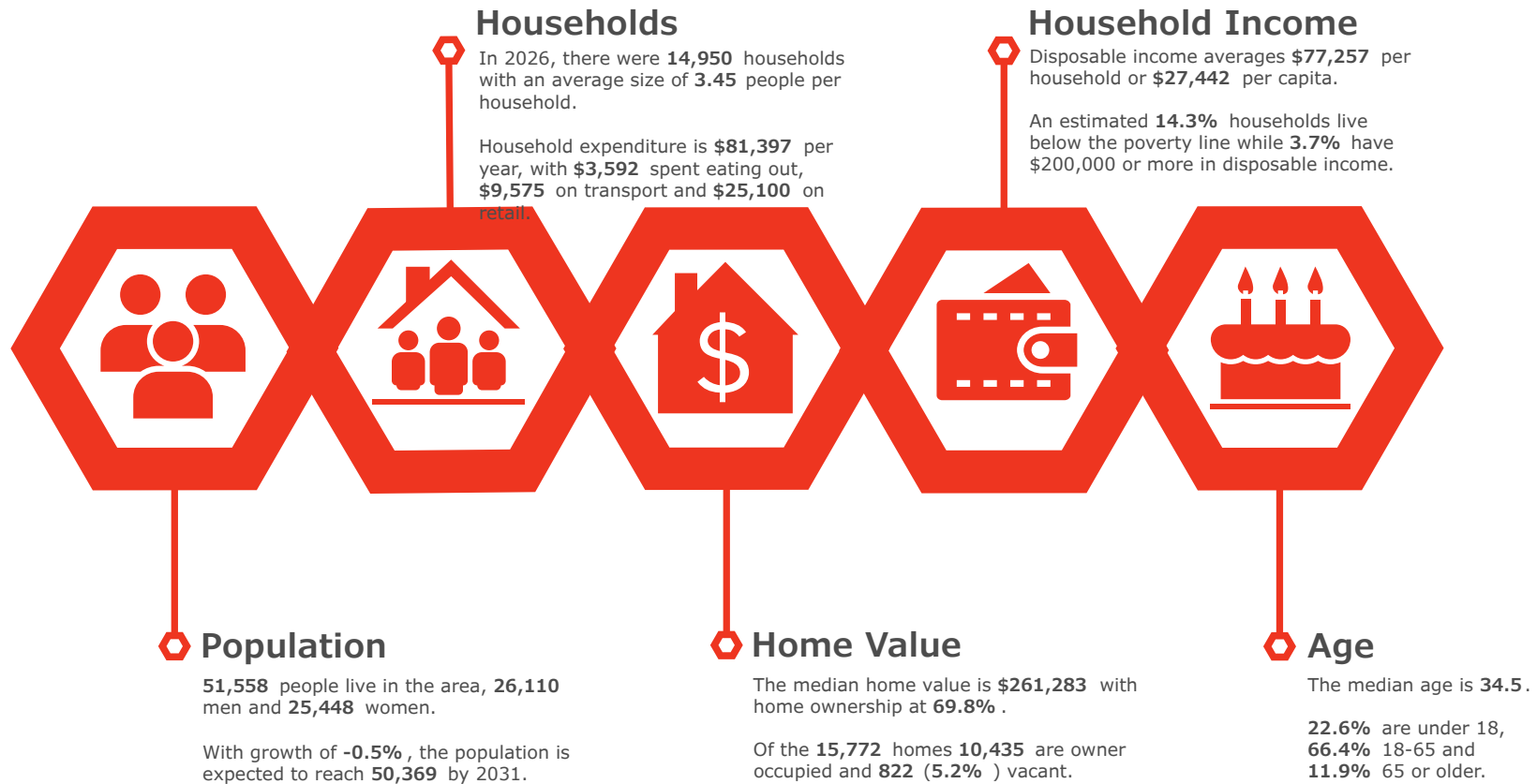
Owning commercial real estate in Chicago's Southwest Side offers access to an established and diverse market supported by a strong residential base, established businesses, and a wide range of commercial and healthcare uses. The area benefits from its proximity to major transportation routes and surrounding neighborhoods, providing convenient access for patients, employees, and customers.

The property's location along W. 63rd Street provides connectivity to major roadways and nearby commercial corridors, while the surrounding area features a mix of residential, retail, service, and healthcare users. The established nature of the market supports continued demand for well-located, functional commercial properties.

With an existing healthcare layout, dedicated parking, multiple HVAC systems, and approximately \$210,000 in FF&E available for purchase, 3918 W. 63rd St. presents an opportunity for an owner-user or healthcare operator seeking an established facility in Chicago.



DEMOGRAPHIC INSIGHTS





ADDITIONAL
INFORMATION

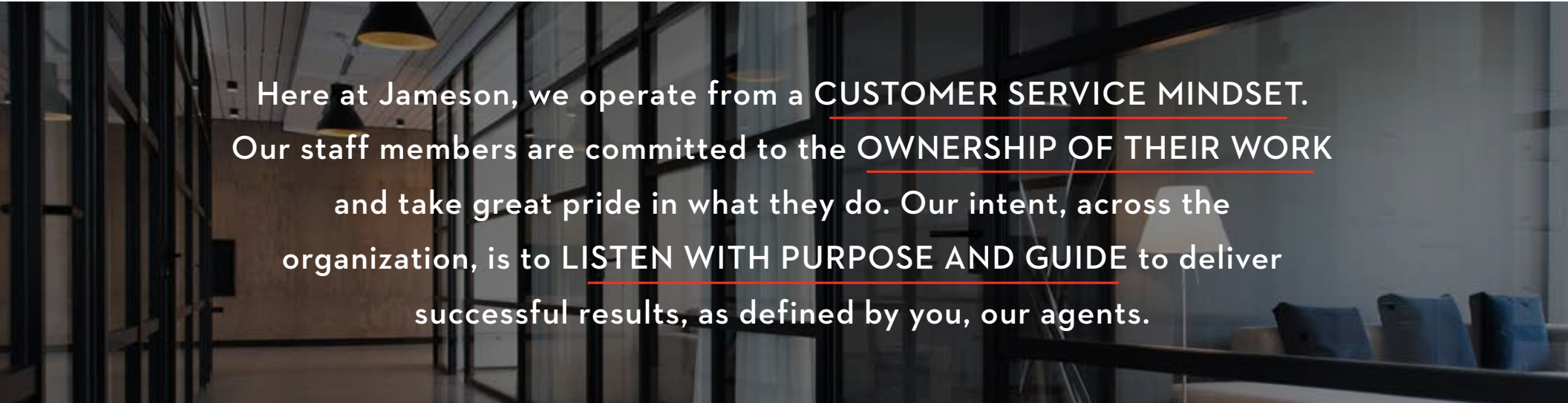
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.
Our staff members are committed to the OWNERSHIP OF THEIR WORK
and take great pride in what they do. Our intent, across the
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver
successful results, as defined by you, our agents.

ABOUT YOUR BROKER



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■ ABOUT STEVEN

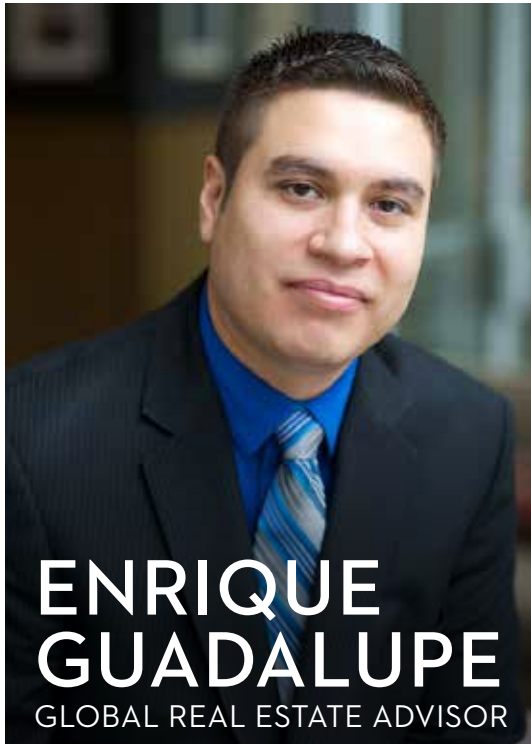
Steven Goldstein is a lifelong Chicago area resident that has specialized in commercial real estate brokerage and development in Chicago since 1990.

AREAS OF SPECIALIZATION

- Tenant Representation
- Landlord Representation
- Developer Representation
- Investment Property Sales
- Subleasing Services
- Commercial Development Consulting

Visit ChicagoBroker.com for more information on Steve and his experience and services.

ABOUT YOUR BROKER



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312.532.9244

■ ABOUT ENRIQUE

As an investment sales specialist throughout Chicago and the immediate surrounding suburbs, Enrique has built a reputation as a dedicated and trusted advisor who uses his market expertise to assist his clients in closing on prime opportunities. He understands that each property is distinct and that each investor has unique objectives. Placing a premium on his clients' valuable time, he focuses on their needs and wants in order to bring them an ideal investment fit.

Enrique began his career in the real estate industry working for a residential investment company in 2003, and a year later, started his own firm to purchase investment property. His vast experience helps him identify off market, commercial and residential real estate opportunities throughout the Cook County area.

Enrique is a true client advocate who uses his skill in risk assessment to help clients see the big picture and to ensure they understand both the benefits and challenges of a deal. His familiarity with distressed real estate situations allows him to assist sellers in making informed decisions and provide product for buyers. His access to market information, experience in financial analysis, and dedication to keeping all parties informed creates a unique brokerage representation experience.



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