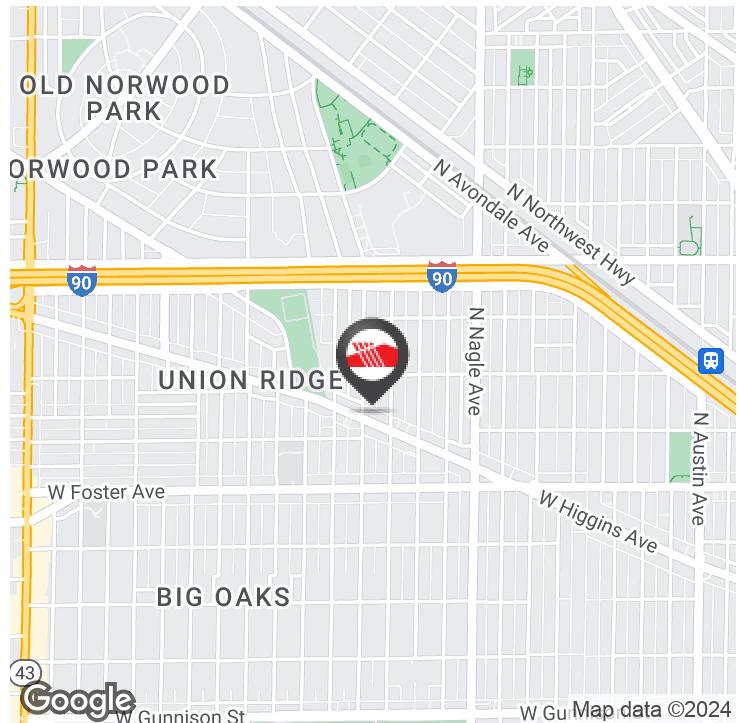




6554 - 6558 W Higgins Ave

Chicago, IL 60656



OFFERING SUMMARY

Sale Price:	\$595,000
Cap Rate:	8.87%
NOI:	\$52,770
Lot Size:	0.14 Acres
Building Size:	3,450 SF
Zoning:	B1-1
Market:	Northwest Chicago
Price / SF:	\$172.46

PROPERTY OVERVIEW

Discover a prime investment opportunity in the Northwest Chicago area. This meticulously maintained 3,450 SF building, zoned B1-1, offers exceptional potential for Retail and Office Building investors. With a coveted 100% occupancy rate, this property presents a lucrative and stable income stream. The strategic location provides easy access to major highways, public transportation, and a wealth of dining and retail options, making it an enticing prospect for potential tenants and employees. Don't miss out on the chance to secure a thriving asset in the heart of the Northwest Chicago market.

PROPERTY HIGHLIGHTS

- 3,450 SF building in prime Northwest Chicago area
- Zoned B1-1 for versatile use and development potential
- 100% occupancy for stable and lucrative income
- Exceptional accessibility to major highways and public transportation
- Proximity to O'Hare International Airport for added convenience
- Meticulously maintained property for low maintenance costs
- Surrounded by a diverse range of dining and retail options
- Ideal environment for potential tenants and employees

Strong investment opportunity in a thriving market

PETER BIANCHI

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C: 224.578.0947

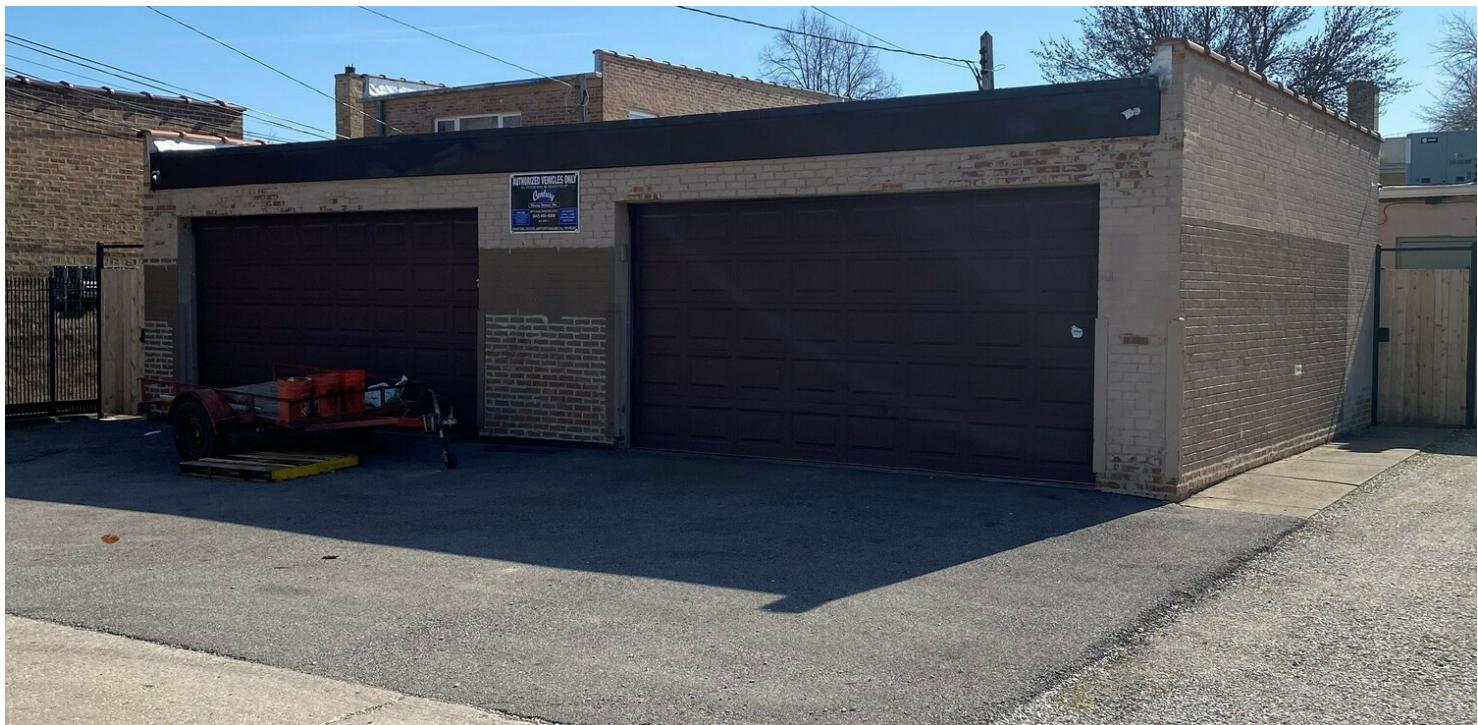
pfb@mclennancos.com

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INCOME SUMMARY

Nail Salon	\$17,400
Art Studio	\$15,600
Spa	\$28,800
Garage	\$15,000
GROSS INCOME	\$76,800

EXPENSES SUMMARY

Real Estate Taxes #025	\$10,384
Real Estate Taxes #026	\$11,187
Insurance	\$2,300
Water	\$159
OPERATING EXPENSES	\$24,029
NET OPERATING INCOME	\$52,771

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Land Lots

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# OF LOTS -		TOTAL LOT SIZE -		TOTAL LOT PRICE -		BEST USE -	
STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING

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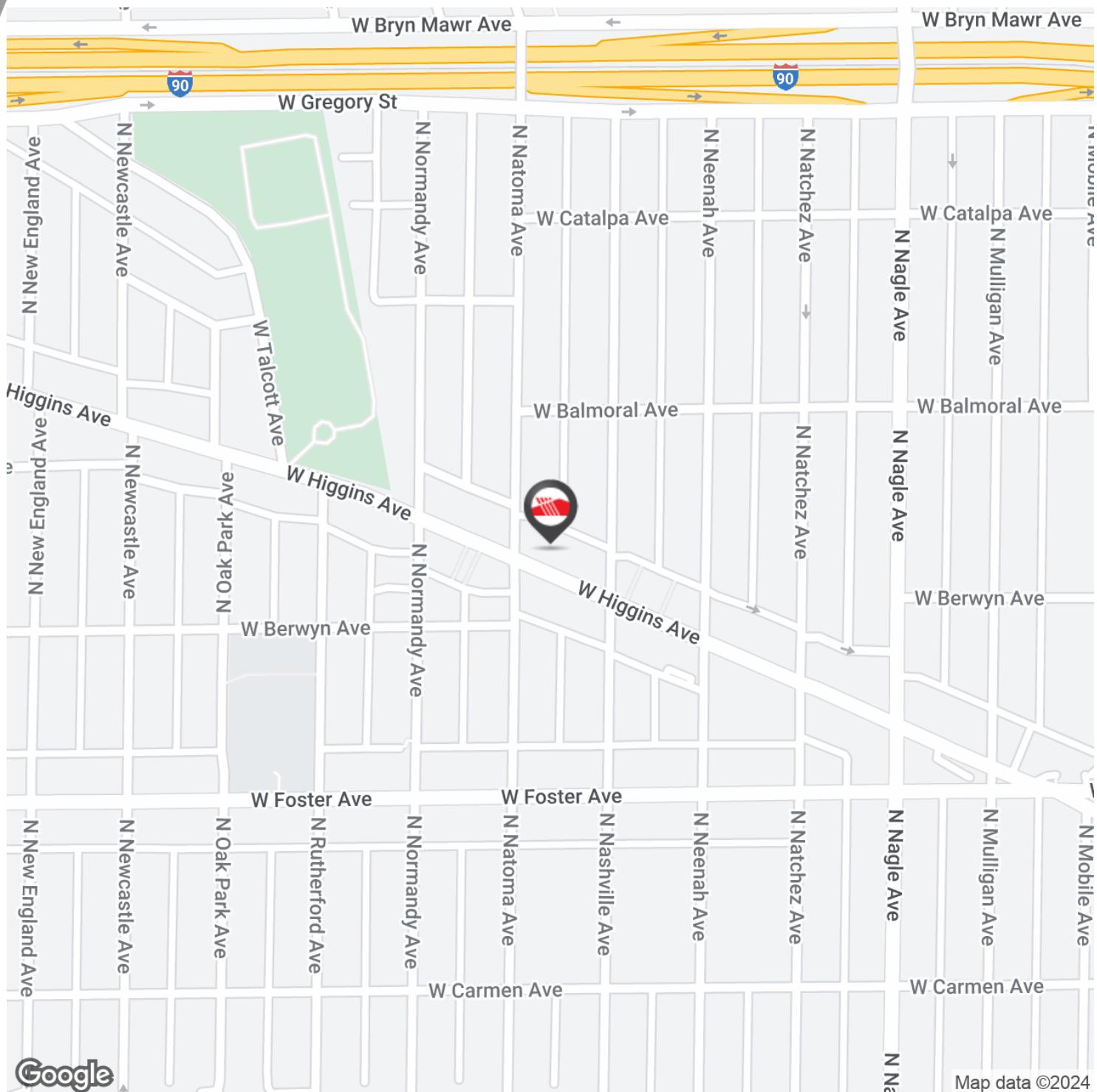
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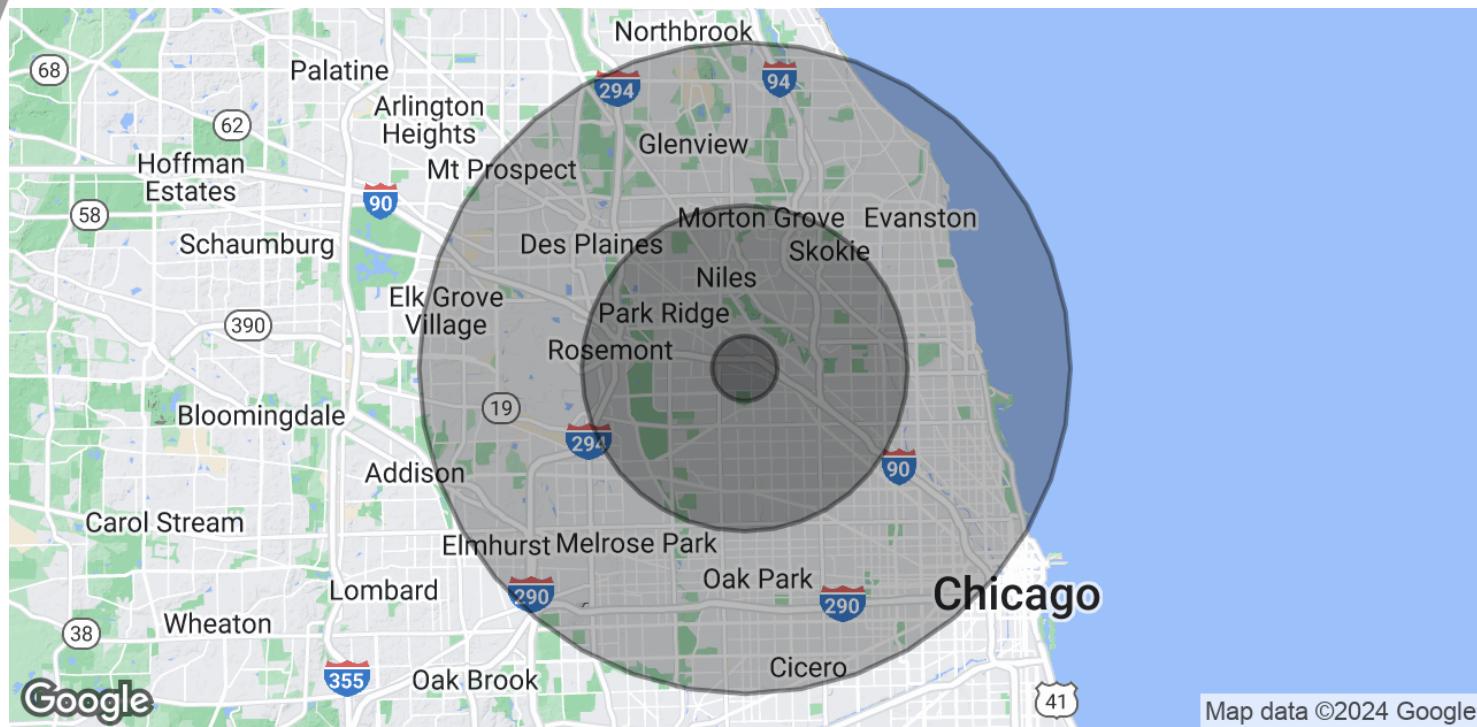
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	29,753	721,515	2,415,828
Average Age	41.1	39.7	37.8
Average Age (Male)	38.6	38.8	37.0
Average Age (Female)	42.7	40.7	38.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	12,013	279,284	1,032,472
# of Persons per HH	2.5	2.6	2.3
Average HH Income	\$94,400	\$89,163	\$100,278
Average House Value	\$327,295	\$317,090	\$354,486

* Demographic data derived from 2020 ACS - US Census

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