

PROPERTY FOR SALE

Printers Row / South Loop

637 & 645 S. Clark Street
Chicago, IL 60605

637 S. Clark St.

This property is a one-story brick bow truss building interconnected to a two-story brick building. The second floor features a 2,000 SF, one-bedroom, one-bath apartment with a garage. The one-story brick building totals 7,125 square feet and is currently occupied by a CrossFit gym, with potential availability. The Site is 75' W x 100' D. The property is zoned DX-12 (downtown mixed-use).

Rent:

Gym*	\$129,000/yr (\$18,17/SF)
Apartment	\$30,000/yr (Projected)
Gym RE Reimbursement Tax	\$80,500
Total Rent	\$239,000/yr

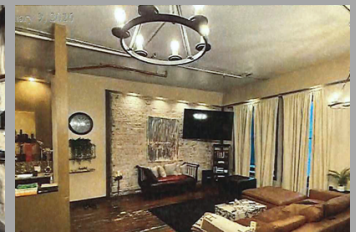
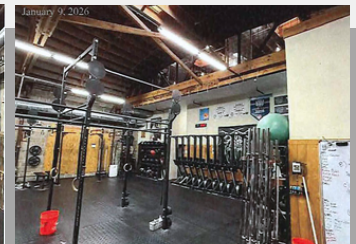
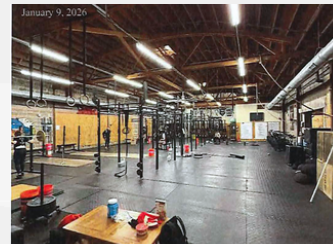
*Gym has a short term lease - ends Jan 31 2027

Expenses:

Taxes	\$98,000
Fire/Safety	\$4,100
Insurance	\$14,000
Total Expenses	\$116,100

Net Income: \$122,900

Asking: \$2,250,000



Contact:

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PROPERTY FOR SALE

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Chicago, IL 60605

645 S. Clark St.

This four-story brick building features approximately 2,500 square feet per floor, plus a full basement. The property has an elevator and offers potential for a rooftop. The site measures 25' x 100'.

Rent:

Bar Restaurant - First Draft*	\$79,560/yr
Billboard	\$40,000/yr
Projected 2-4 floors (3 Apts.)**	\$105,000/yr
Total Rent	224,560/yr

*First Draft lease ends March 31, 2028 and one 5 year option

**Floors 2-4 need gut rehab

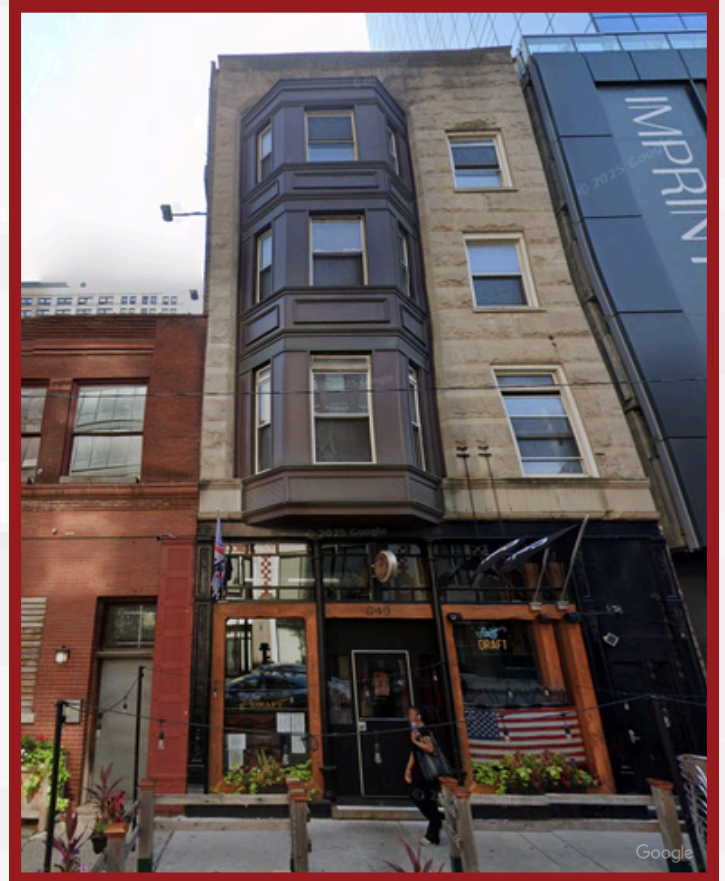
Expenses:

Taxes	\$48,600
Fire/Safety	\$2,071
Insurance	\$14,180
	\$64,851
Tax Reimbursement	-\$13,250 (25%)
Total Expenses	\$51,601

Net Income: \$172,959

Asking: \$2,900,000

Cap Rate: 6%



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