



MoHall Commercial
& Urban Development



2036 W 79th St
Chicago, IL 60620

Offer Memorandum



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Executive Summary



Mohall Commercial and Urban Development is proud to present this unique commercial property located in the vibrant Auburn Gresham neighborhood of Chicago. This property offers a remarkable opportunity for real estate developers, existing funeral home operators, or religious organizations seeking to expand or establish their operations in a centrally located area with excellent transport accessibility.

Property Overview



- **Address:** 2036 W. 79th St., Chicago, Illinois 60620
- **Type:** Commercial Property (Currently Utilized as a Funeral Home)
- **Asking Price:** \$875,000
- **Building Area:** 12,690 square feet
- **Land Area:** 0.76 acres (33,174 square feet)
- **Year Built:** 1960
- **Zoning:** B1-1, Neighborhood Shopping District
- **Parking:** Large parking lot with ample space for operational logistics and visitor parking
- **Current Use:** Fully operational funeral home with potential for conversion

Property Description

This two-story funeral home encompasses a total of 12,690 square feet of building area situated on a 0.76-acre site, featuring a comprehensive parking facility that supports high-attendance events. The property's robust design includes multiple viewing rooms, a large chapel capable of accommodating significant gatherings, office spaces for administrative functions, and a second-level residential area that provides flexibility for staff accommodation or additional rental income.



Property Overview



Features

- **Chapel:** Large, accommodating space for ceremonies and services
- **Viewing Rooms:** Multiple, private areas tailored for family and visitor comfort
- **Office Rooms:** Equipped for efficient operational management
- **Garage Access:** Facilitates smooth operational logistics
- **Residential Use:** Upper floor adaptable for residential or additional office space

Exterior Photos



Exterior Photos



Exterior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Zoning Information



Zone name Neighborhood Shopping District

Zone type Special Commercial

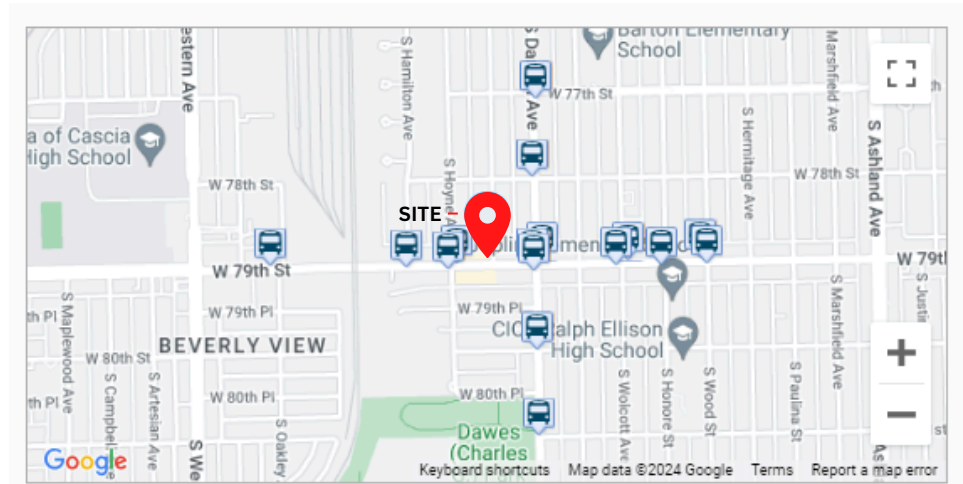
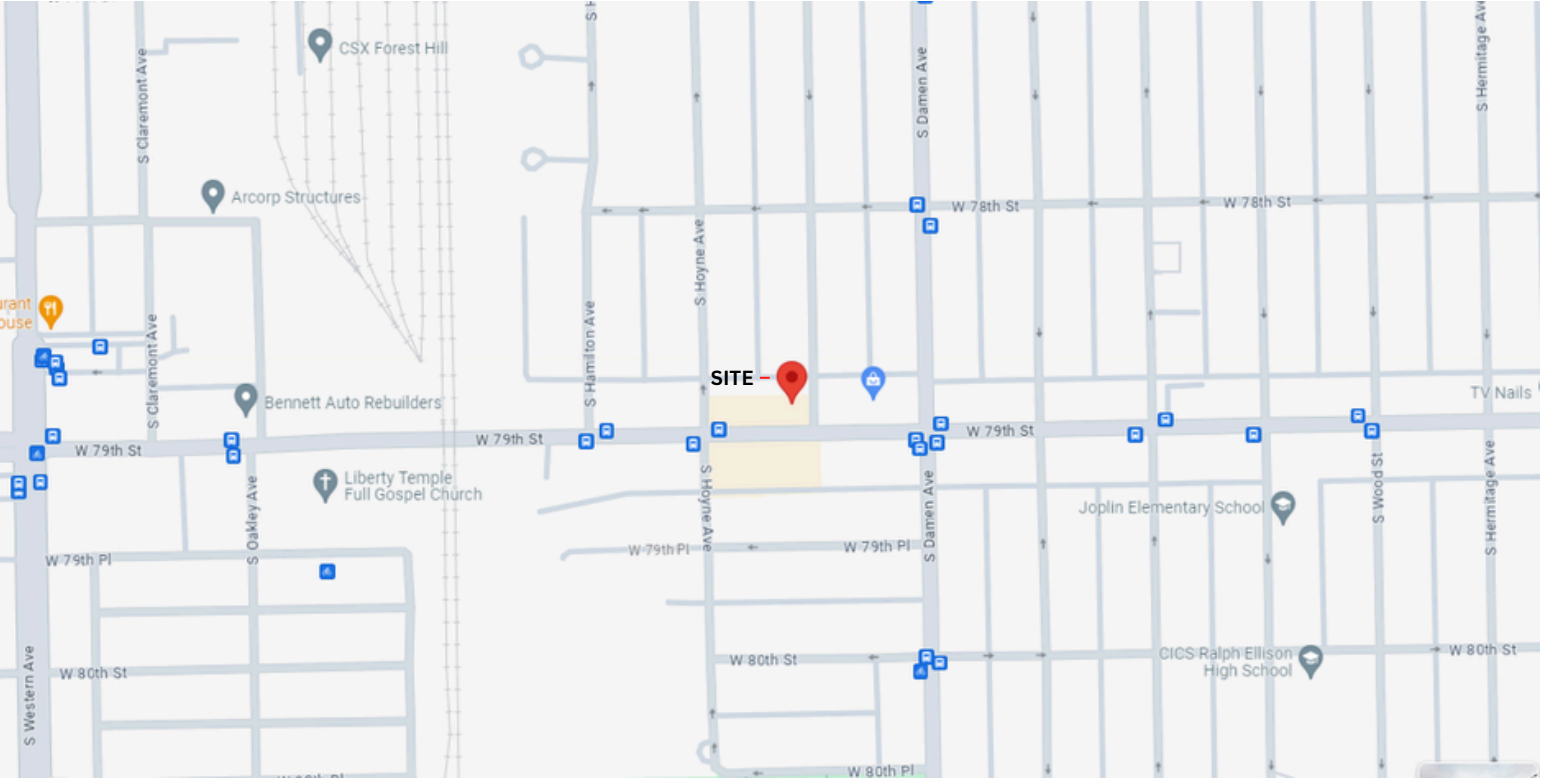
Zone code B1-1

Zoning and Potential Uses

The B1-1 zoning permits a variety of commercial uses which enhances the property's versatility, making it suitable for redevelopment into retail spaces, community centers, or continued use as a funeral home. The strategic location and zoning flexibility provide a significant upside for potential redevelopment projects or adaptation to market demands.



Location and Accessibility



Location and Accessibility Located on a major artery in Chicago, the property boasts superior accessibility via major thoroughfares and public transport systems, including proximity to Interstate-94 and extensive CTA bus and train services, ensuring ease of access for visitors and operational needs.

Rail lines:

RI Rock Island 1.5 mi

Bus lines:

79 79th 0.0 mi 48 South Damen 0.1 mi

Additional Information



SMALL BUSINESS IMPROVEMENT FUND (SBIF)

Economic Incentives Eligible for the City of Chicago Neighborhood Opportunity Fund and Small Business Improvement Fund (SBIF), this property presents a financially attractive opportunity for potential buyers. These programs can significantly offset costs associated with improvements and renovations through grants aimed at fostering commercial development in burgeoning neighborhoods.

Investment Appeal: This property represents a cost-effective investment in a market poised for growth. The inclusion of valuable economic incentives further enhances the potential for a high return on investment, making it an appealing option for strategic investors.

Conclusion This offer memorandum aims to present 2036 W. 79th St. as a premier investment opportunity, showcasing its flexibility, strategic location, and financial incentives that collectively enhance its attractiveness to a diverse range of potential buyers. MoHall Commercial & Urban Development invites interested parties to explore the potential of this property in fulfilling their strategic needs and investment criteria.

Additional Information



About the Fund

In 2016, the City of Chicago revised the Zoning Code to leverage funds generated by new development in and around the Loop to catalyze investment in Chicago's West, Southwest and South Sides. The Neighborhood Opportunity Fund uses these funds to support commercial corridors in Chicago's underserved neighborhoods. Business and property owners may apply for grant funding to pay for the construction or rehabilitation of real estate and projects that support new or expanding businesses or cultural assets.

What projects are eligible to receive Neighborhood Opportunity Fund grants?

The Neighborhood Opportunity Fund (NOF) awards grants to projects that have a catalytic impact on the neighborhood and lead to the construction or rehabilitation of new and existing, publicly accessible, commercial spaces (e.g. grocery stores, retail establishments, or restaurants) or cultural establishments. NOF does not award grants for the construction or rehabilitation of residential uses, manufacturing uses, industrial uses, or places of worship that do not identify commercial as the primary use of a project.

How can grant funds be used?

Upon receiving a conditional award letter from the Department of Planning and Development, approved applicants may begin work on their projects.

Grant funds CAN be used to reimburse the following costs associated with the construction or rehabilitation of buildings:

- Land acquisition and assembly
- Building acquisition, demolition and environmental remediation
- Security measures
- Roofing, façade repair and mechanical system repairs
- Architectural and engineering fees
- Financing fees (related to securing a loan or other capital)
- Minor site improvements, such as fencing or planters, when a part of an eligible project
- Other soft costs associated with eligible hard costs

Visit: <https://neighborhoodopportunityfund.com>



MoHall Commercial & U r b a n D e v e l o p m e n t

Mohall Commercial and Urban Development is a forward-thinking real estate development firm dedicated to revitalizing urban landscapes and fostering commercial growth. With a focus on sustainability and community engagement, Mohall specializes in transforming underutilized spaces into vibrant hubs of economic activity and social interaction. Their portfolio includes a diverse range of projects, from modern office spaces and retail centers to mixed-use developments that seamlessly blend residential, commercial, and recreational areas. By prioritizing innovative design, high-quality construction, and strategic location selection, Mohall aims to create dynamic environments that meet the evolving needs of businesses and communities alike. Committed to excellence and sustainability, Mohall Commercial and Urban Development is a leader in shaping the future of urban living and commercial success.