

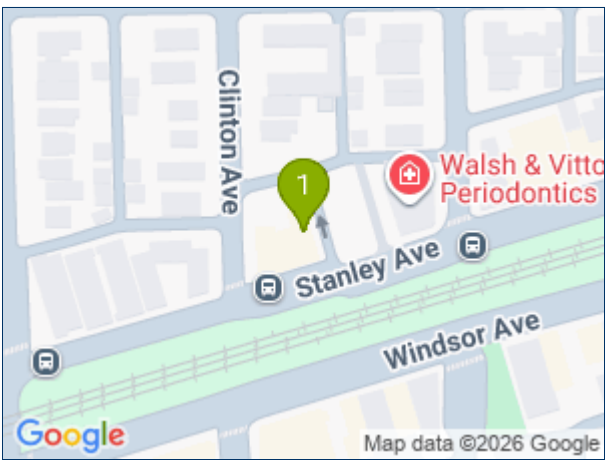


Retail/Stores

Status: **ACTV**
 Area: **402**
 Address: **6915 Stanley Ave , Berwyn, IL 60402**
 Directions: **South on East Ave Right on Stanley Ave to Property**
 Closed Date:
 Off Mkt Date:
 Township: **Berwyn**
 Zoning Type:
 Actual Zoning: **C-3**
 Subtype: **Neighborhood Storefront**
 Lot Dimensions:
 Apx. Tot. Bldg SF:
 Land Sq Ft:
 Net Rentable Area:
 Mobility Score: -

MLS #: **12569118**
 List Date: **03/13/2026**
 List Dt Rec: **03/13/2026**
 Lst. Mkt. Time: **23**
 Contract:
 Concessions:
 Unincorporated:
 Subdivision:
 Year Built: **1951**
 Relist:
 List Price Per SF: **\$50**
 Sold Price Per SF: **\$0**
 Lot Size Source:
 # Stories: **1**
 Gross Rentbl. Area:
 # Tenants:
 Estimated Cam/Sf:

List Price: **\$600,000**
 Orig List Price: **\$600,000**
 Sold Price:
 Rented Price:
 Lease Price SF/Y:
 Mthly. Rnt. Price:
 Ann. Passthru. \$/SF:
 County: **Cook**
 PIN #: **1631130110000**
 Multiple PINs: **Yes**
 Min Rentbl. SF: **0**
 Max Rentbl. SF: **0**
 # Units:
 Unit SF: **12000**
 Lease Type: **N/A**
 Est Tax per SF/Y:



Remarks: **Exceptional commercial opportunity in the heart of Berwyn. This offering includes two PINs and two established commercial spaces currently occupied by O'Brien the Cleaner, a long-standing neighborhood business, and Audrey's Esthetics, located in the adjacent unit. The combined property presents strong potential for investors, owner-operators, or developers looking to capitalize on a well-positioned commercial site. Situated in a high-visibility corridor with steady local traffic, the property benefits from Berwyn's active small-business environment and proximity to key commercial corridors including Cermak Road, Harlem Avenue, and Ogden Avenue. The surrounding area features a wide variety of local restaurants, retail shops, service businesses, and community amenities, making it an attractive destination for neighborhood commerce. Convenient access to major transportation routes, public transit, and nearby suburbs including Cicero, Oak Park, and Riverside enhances both visibility and accessibility for future business use or redevelopment. With two PINs included in the sale, this property offers flexibility for redevelopment, repositioning, or continued commercial use. Ideal opportunity for investors seeking a value-add commercial property in a growing near-west suburban market just minutes from Chicago.**

Frontage Acc:
 Current Use:
 Known Encumbrances:
 Location: **Central Business District**
 # Drive in Doors: **0**
 # Trailer Docks: **0**
 Ceiling Height:

Construction:
 Exterior:
 Foundation:
 Roof Structure:
 Roof Coverings:
 Docks:
 # Parking Spaces:
 Indoor Parking:
 Outdoor Parking:
 Parking Ratio:
 Extra Storage Space Available:
 Misc. Inside:
 Floor Finish:

Air Conditioning: **Central Air**
 Electricity: **Circuit Breakers**
 Heat/Ventilation: **Forced Air**
 Fire Protection: **Fire Extinguisher/s**
 Water Drainage:
 Utilities To Site:
 Tenant Pays:
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Backup Info:
 Sale Terms:
 Possession:

Financial Information

Gross Rental Income:
 Annual Net Operating Income:
 Real Estate Taxes: **17,930.28**
 Tax Year: **2024**
 Special Assessments: **No**
 Fuel Expense (\$/src): /
 Trash Expense (\$/src): /
 Operating Expense Includes:

Individual Spaces (Y/N):
 Total Income/Month:
 Net Operating Income Year:
 Total Annual Expenses:
 Expense Source:
 Frequency: **Annual**
 Electricity Expense (\$/src): /
 Insurance Expense (\$/src): /

Total Building (Y/N):
 Total Income/Annual:
 Cap Rate:
 Expense Year:
 Loss Factor:
 Water Expense (\$/src): /
 Other Expense (\$/src): /

Broker: **Realty of America, LLC (88555) / (708) 788-1900**
 List Broker: **Javier Alday (1011163) / (312) 286-8614 / aldayhomes@gmail.com**
 CoList Broker: **Arizbeth Mendoza (1014025) / (312) 709-8564**

More Agent Contact Info:

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 NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.