

THE WESTBROOK

7901 SOUTH RACINE AVENUE, CHICAGO, IL

33



PRESENTED BY: **PHILLIP GROSS**
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Sale Price

\$1,890,000

OFFERING SUMMARY

Lot Size:	0.303 Acres
Number of Units:	33
Pro Forma Cap Rate:	15.17%
Pro Forma NOI:	\$324,200
Zoning:	RT-4
Market:	Auburn Gresham

PROPERTY OVERVIEW

Presenting a prime opportunity for cornerstone strategic investment on 79th and Racine. This beautiful 33 Unit mixed-use property, with RT-4 zoning, is strategically located in the Auburn Gresham area of Chicago and adjacent to Walgreens and BJs Market.

PROPERTY HIGHLIGHTS

- Prime corner location in Auburn Gresham area
- 33 units - [4] Studio, [12] 1 Bedroom, [8] 2 Bedroom, [9] Commercial
- Zoned RT-4 for potential development
- Attractive 36,150 SF mid-rise building
- Strong rental history and income potential
- Proximity to public transportation and amenities

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