

# FOR SALE

## 5840 W. 63<sup>rd</sup> St, Chicago, IL

### Storefront



PRICE: \$530,000

**AJ** COMMERCIAL  
GROUP

LISTING LEADERS  
Chasing Real Estate Forever  
NORTHWEST

# 5840 W 63rd St, Chicago, IL

## MIXED USE | 3-UNITS

### Details:

**Prime investment opportunity in Chicago's Clearing neighborhood! This well-maintained commercial storefront at 5840 W 63rd St features four rentable units, all currently leased. A newly signed tenant just secured the 496 SF space at \$1,500/month as a tattoo shop-demonstrating strong market demand and proving rental upside for the larger suites. The remaining three units range from 1,000-1,550 SF, offering ample room for future rental growth. With a diverse tenant mix, visible frontage along 63rd Street, and steady neighborhood traffic, this property delivers both stability and upside potential.**

**Tenants pay electric, gas, garbage.**

**Owner Pays: Taxes, Insurance, Water**

**Gross Income: \$58,800/Year**

**Proforma Gross Income: \$87,600/Year**

**Yearly Estimated Expenses: \$35,952 /Year**

**NOI: \$22,848**

**Proforma NOI: \$51,648**





# 5840 W 63rd St, Chicago, IL ADDITIONAL PHOTOS





# 5840 W 63rd St, Chicago, IL

## FINANCIAL ANALYSIS 2025

### Expenses

Category	\$
Property Taxes ▾	\$30,487 (2023)
Water ▾	\$3,038
Insurance ▾	\$2,437
Total	<b>\$35,962</b>

Tenant	Current Rent	Pro Forma	Sq Ft
Cipriani's Pizza	\$1,500	\$2,000	1,503
Rollers Cutting	\$950	\$2,000	1,550
Americorp RE	\$950	\$1,800	1,054
Tattoo Shop	\$1,500	\$1,500	496
<b>Monthly</b>	<b>\$4,900</b>	<b>\$7,300</b>	
<b>Annual</b>	<b>\$58,800</b>	<b>\$87,600</b>	