

FOR SALE

5840 W. 63rd St, Chicago, IL

Storefront



PRICE: \$530,000

AJ COMMERCIAL
GROUP

LISTING LEADERS
Changing 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	\$35,962

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
Monthly	\$4,900	\$7,300	
Annual	\$58,800	\$87,600	