

# PROPERTY INFO

## NORWOOD PARK SIX-FLAT TURNKEY INVESTMENT PROPERTY

6667 West Devon Avenue Chicago, IL 60631



**Paul Proano**  
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## PROPERTY DESCRIPTION

The Proano Commercial Group presents 6667–69 W. Devon Avenue, a six-unit multifamily investment opportunity located in the highly desirable Norwood Park neighborhood of Chicago. The property offers a strong unit mix of two garden one-bedroom units and four above-ground one-bedroom units, each modernized in with granite countertops, stainless steel appliances, hardwood flooring, ceramic-tile bathrooms, and updated mechanical systems. Building-wide improvements include a new roof, updated windows, intercom system, emergency lighting, and fire safety upgrades, providing a turnkey, low-maintenance investment. Additional amenities such as six gated parking spaces, on-site laundry facilities, and secure entry enhance tenant appeal and long-term value.

## OFFERING SUMMARY

Sale Price:	\$1,175,000
Number of Units:	6
Lot Size:	6,750 SF
Building Size:	5,000 SF
Parking Spaces:	6
NOI:	\$67,661.00
Cap Rate:	5.76%

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## LOCATION DESCRIPTION

Located directly on Devon Avenue, the building enjoys strong visibility in a mixed-use corridor that supports long-term rental stability. The property sits just east of Harlem Avenue, providing immediate access to I-90/94 (Kennedy Expressway), O'Hare International Airport, and the western suburbs — all major draws for commuting professionals. Public transportation is equally convenient, with Metra rail service and multiple CTA bus routes nearby, ensuring accessibility for a wide tenant pool.

This location consistently appeals to tenants due to its walkability to groceries, coffee shops, restaurants, and everyday services. The surrounding Norwood Park community is known for its low vacancy rates, well-maintained housing stock, and strong neighborhood identity, which combine to create long-term rental demand and stability.

For investors, this address represents a prime opportunity to own in a high-barrier-to-entry market where multi-family properties are tightly held. The combination of neighborhood charm, consistent renter interest, and easy connectivity to employment hubs in both downtown Chicago and suburban office corridors ensures durable cash flow and appreciation potential.

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## PROPERTY HIGHLIGHTS

- Stabilized, Fully Leased Asset – Six-unit multifamily with consistent rental income and strong tenant retention.
- Efficient Unit Mix – Two (2) garden one-bedroom units and four (4) above-ground one-bedroom units.
- Turnkey Renovations – Updated kitchens, bathrooms, hardwood floors, and modern mechanicals.
- Recent Capital Upgrades – New roof, windows, intercom, emergency lighting, and fire safety systems minimize CapEx.
- Tenant-Paid Utilities – Tenants pay electric, hot water and cooking gas, lowering operating expenses.
- Tenant Amenities – Six gated parking spaces, on-site laundry, and secure entry.
- Prime Norwood Park Location – Walkable to shops, restaurants, groceries, and services.
- Excellent Transit Access – 0.6 miles to Norwood Park Metra; quick CTA and highway access.
- Proximity to O’Hare & I-90/94 – Only 12 minutes to O’Hare, with seamless connectivity to downtown and suburbs

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# PHOTOS

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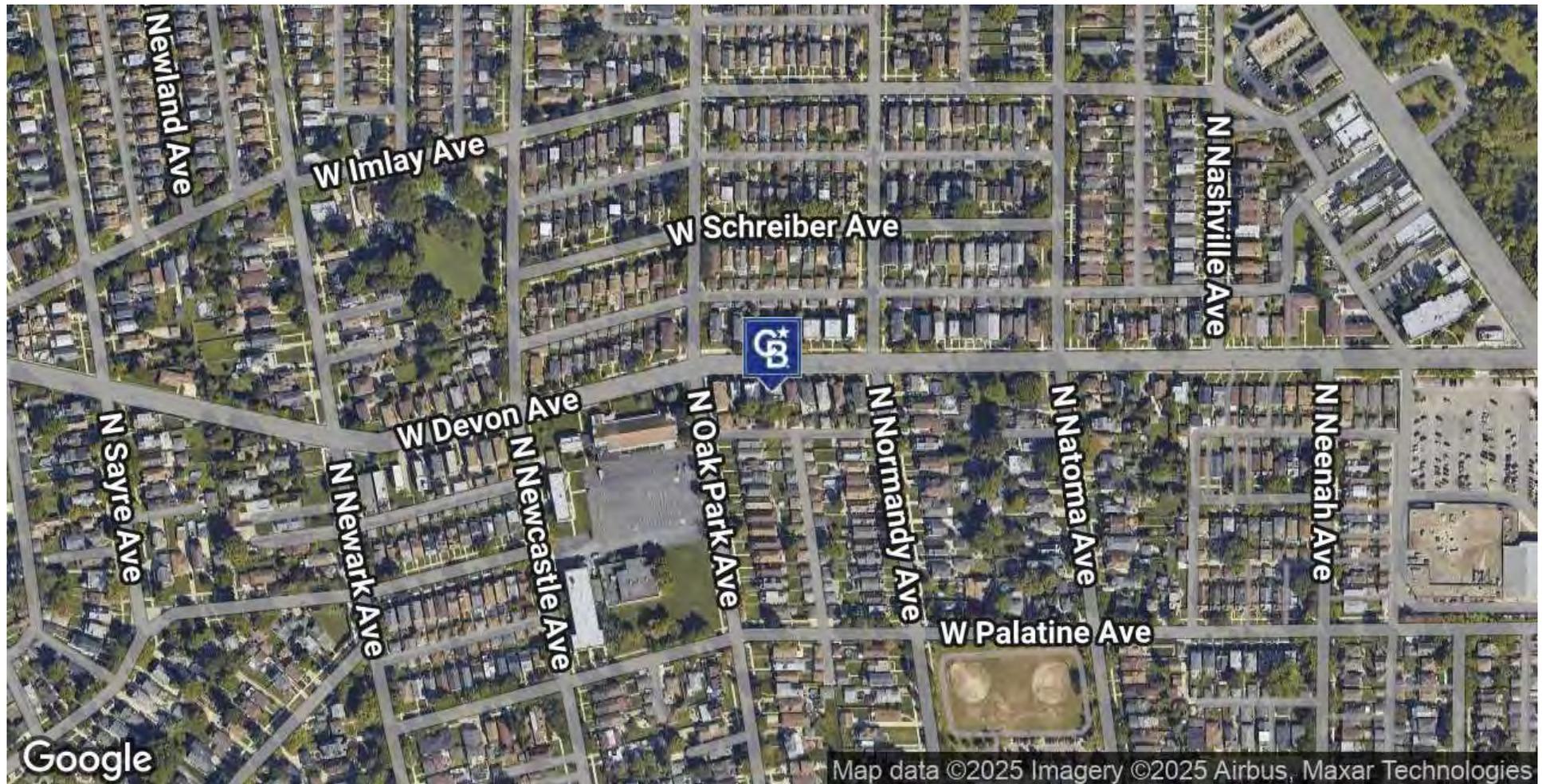
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# LOCATION

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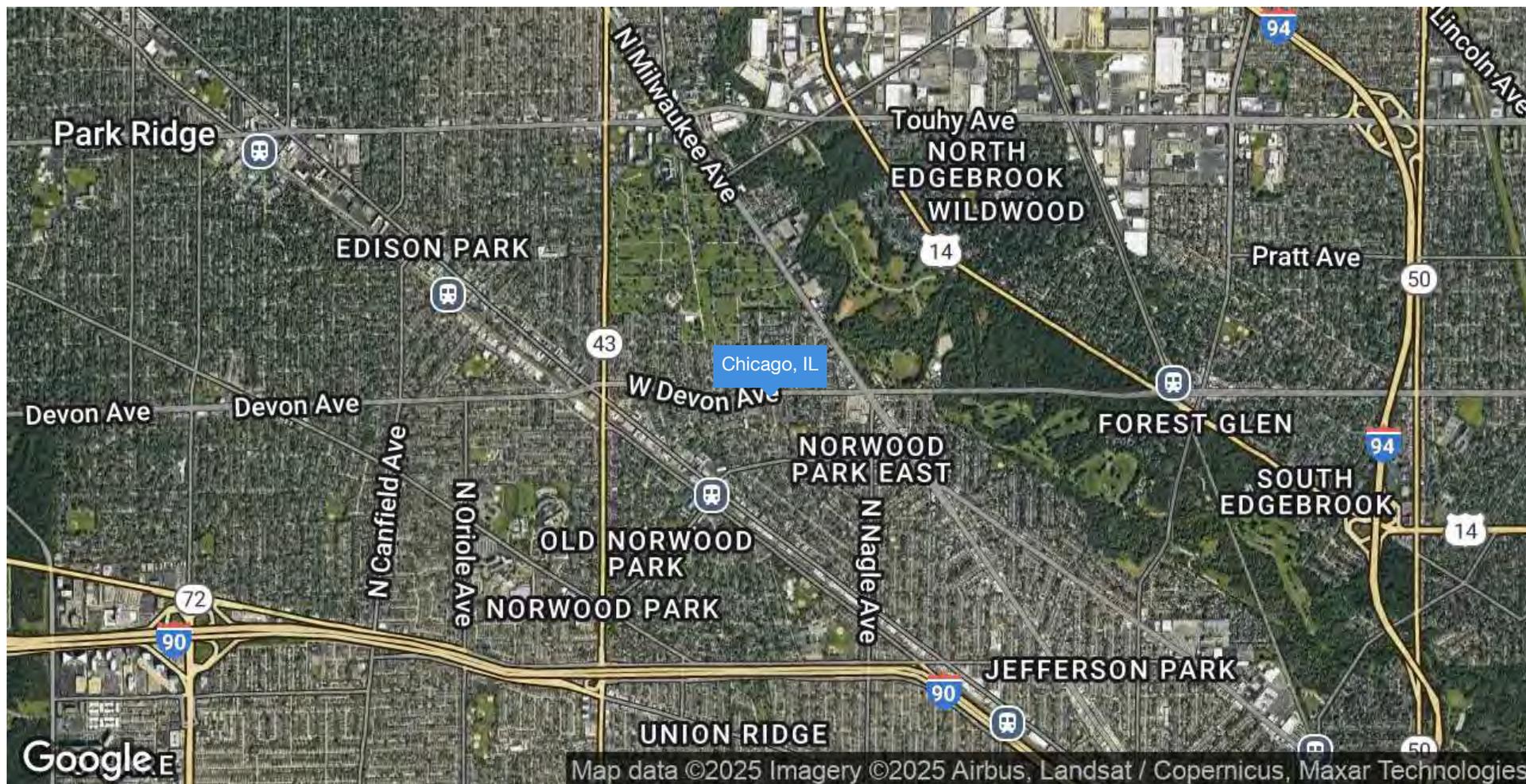
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# REGIONAL

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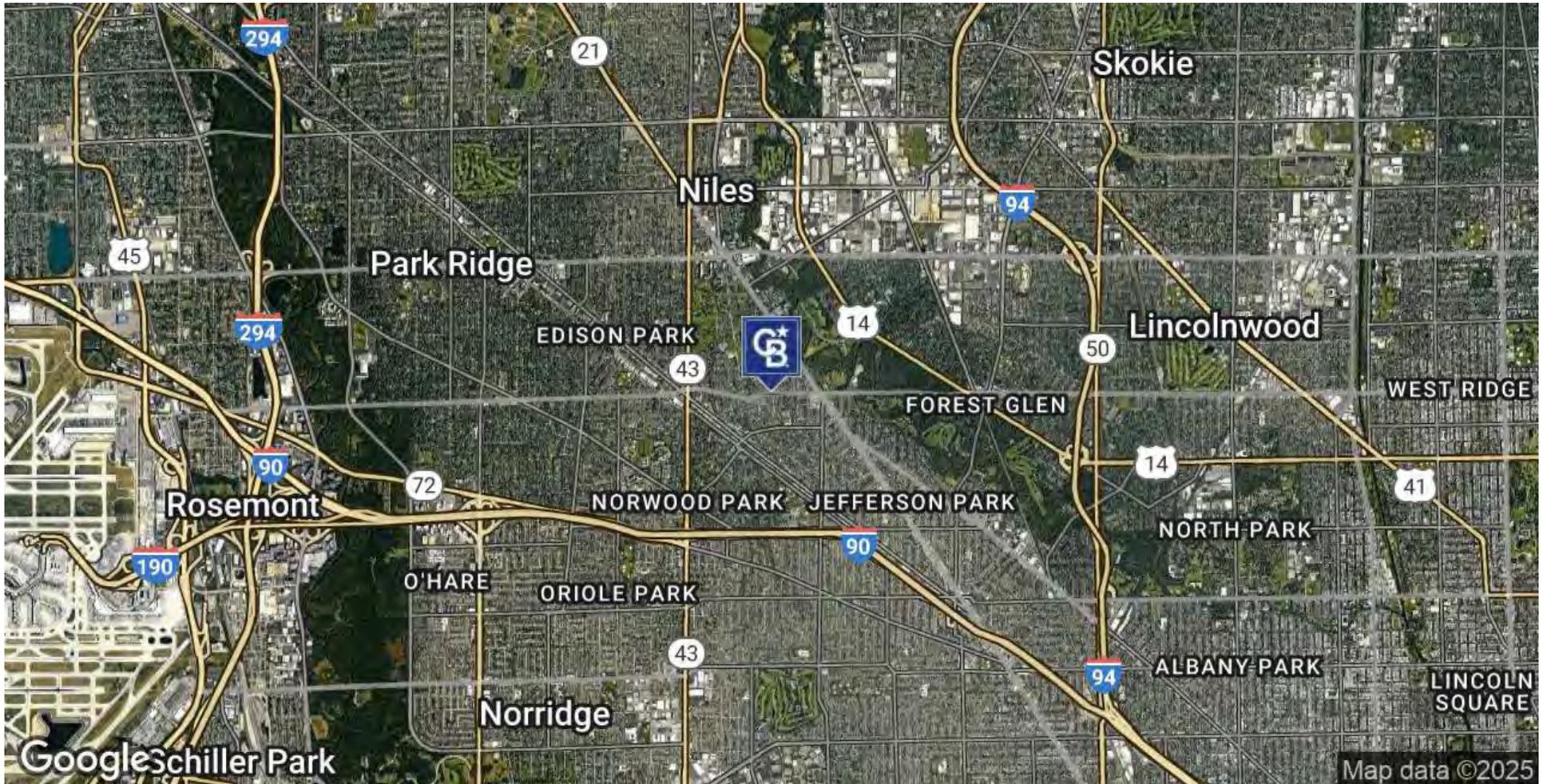
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# AERIAL

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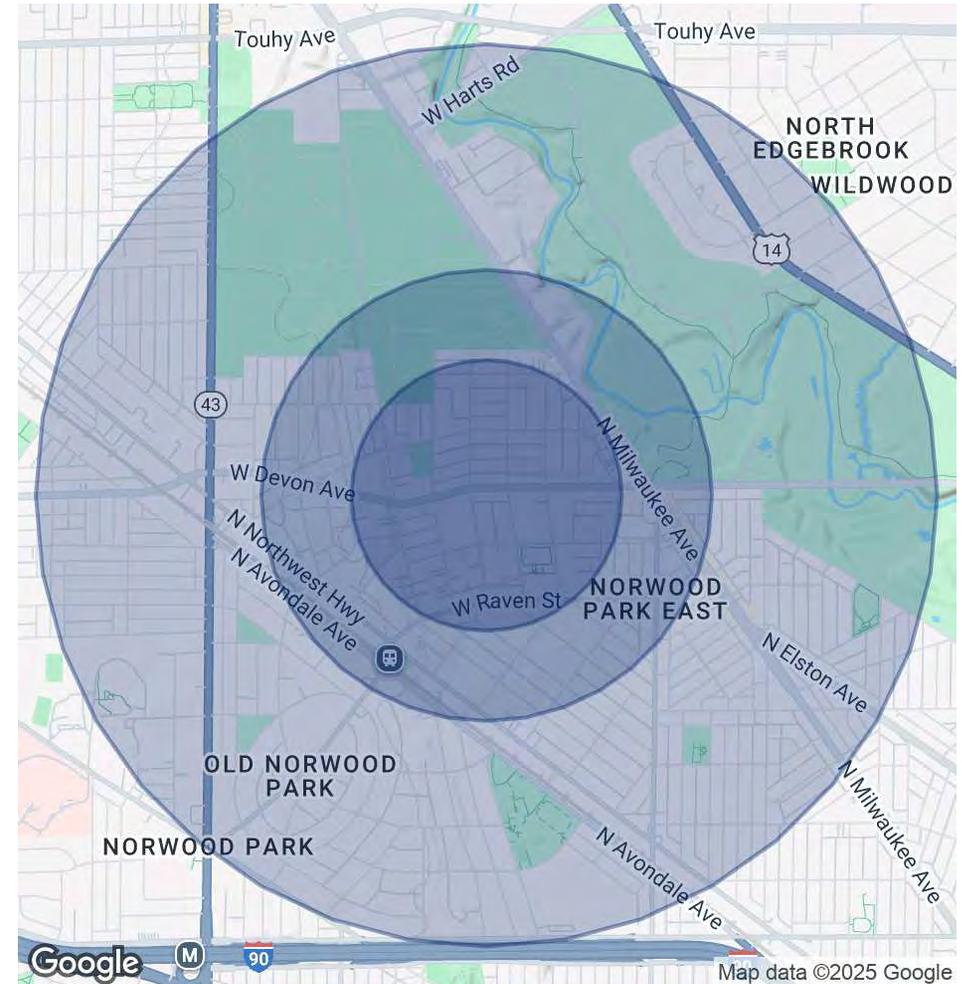
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,839	6,075	21,311
Average Age	41	44	46
Average Age (Male)	41	43	44
Average Age (Female)	41	45	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	752	2,552	9,096
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$130,912	\$131,364	\$127,016
Average House Value	\$444,586	\$452,974	\$481,555

Demographics data derived from AlphaMap



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