

6953 S. Artesian Ave., Chicago, IL

Call For Pricing



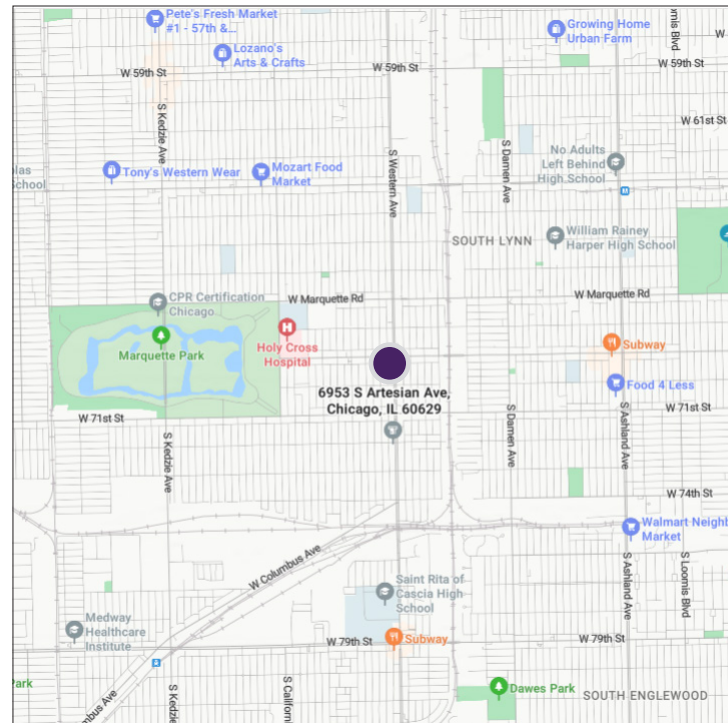
Property Highlights

- 2-story brick single family
 - Two 4 bedroom, 2 bath units
- Spacious rooms, in-unit laundry and gas-forced air, individually metered
- Annual income generated: \$34,800
- Situated on Artesian Ave., a corridor undergoing significant redevelopment
- Close proximity to I-90/94 Dan Ryan, public transit and major city arteries
- Retailers in the area include: Walmart, McDonald's, White Castle, Food-4Less, and more
- Land area: 3,780 SF
- Zoning: RS-3
- Taxes (2024): \$4,237.88

Property Overview

A two-unit brick building is available via court order sale in Chicago Lawn neighborhood. The property features two duplexed units, each with 4 bedrooms and 2 full bathrooms. Both units feature spacious layout, gas forced air and washer/dryer and are individually metered. Turn-key building ready to add to your portfolio or for an owner-occupant seeking rental income. This property's location enjoys easy access to public transportation, schools and retail.

Situated in the Chicago Lawn neighborhood, the property is less than 12 miles from downtown Chicago. This location is in a growing commercial corridor for the Southside of Chicago. Commercial real estate is clustered in several corridors in this largely residential area.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	47,492	329,261	747,734
Households	24,858	167,490	333,871
Average Income	\$106,097	\$97,875	\$84,933

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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2020 Population	157,670	735,087	2,201,094
2024 Population	139,554	663,973	2,072,756
2029 Population Projection	132,182	631,862	1,990,925
Annual Growth 2020-2024	-2.9%	-2.4%	-1.5%
Annual Growth 2024-2029	-1.1%	-1.0%	-0.8%
Households:			
2020 Households	49,936	259,148	870,014
2024 Households	43,783	233,268	826,045
2029 Household Projection	41,340	221,609	794,139
Annual Growth 2020-2024	-2.2%	-0.9%	0%
Annual Growth 2024-2029	-1.1%	-1.0%	-0.8%
Owner Occupied Households	20,651	111,413	362,172
Renter Occupied Households	20,689	110,197	431,967
Avg Household Income	\$56,226	\$68,207	\$88,652
Median Household Income	\$39,248	\$48,049	\$61,876
2024 Households by Household Inc:			
Less than \$25,000	14,692	69,671	199,724
\$25,000 - 50,000	10,901	50,082	153,080
\$50,000 - 75,000	7,090	35,984	122,581
\$75,000 - 100,000	4,092	25,945	93,764
\$100,000 - 125,000	3,213	19,358	74,419
\$125,000 - 150,000	1,486	11,225	47,154
\$150,000 - 200,000	1,646	11,649	56,019
Greater than \$200,000	665	9,355	79,305
Businesses and Employment:			
Businesses	4,033	52,832	116,434
Employees	34,814	689,852	1,214,464

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