

MILLENNIUM PROPERTIES R/E *4-Unit Apartment Building in Chicago Near Halsted Street*

4617 S Wallace Ave., Chicago, IL

\$398,000



Property Highlights

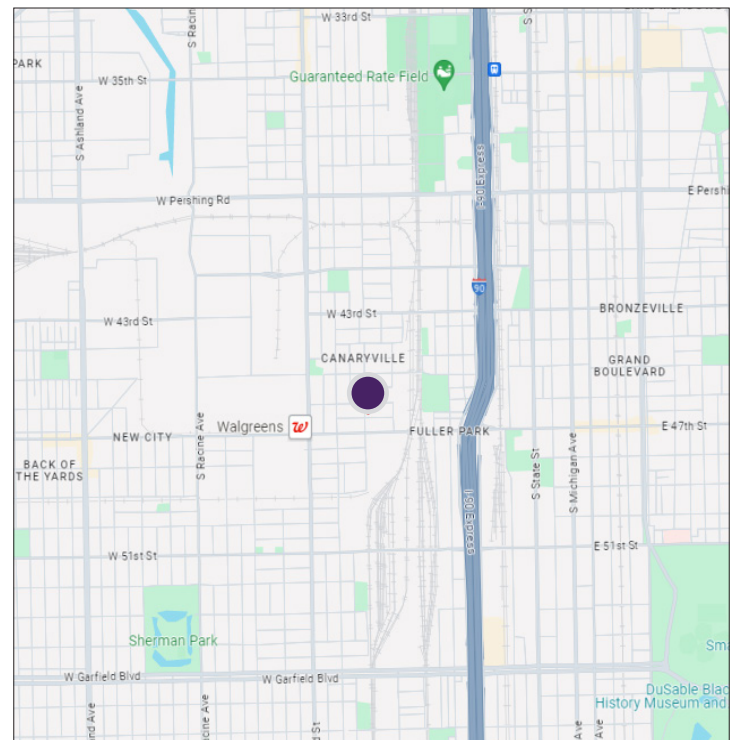
- 2,688 SF two-flat apartment building
- Two 2-bedroom units and two, 1-bedroom units
- Fully occupied
- Units feature updated appliances and cabinetry, spacious layouts, hardwood floors and
- Great potential for investor
- Retailers in the area include: Walgreens, Family Dollar, Planet Fitness, restaurants and more
- Land area: 3,123 SF
- Zoning: R-3
- Taxes (2022): \$3,907.94

Property Overview

Just minutes away from the 47th St Red Line train stop, a 4-unit multi-family building is available for sale. The building consists of two, 2-bedroom, 1-bath apartments and two 1-bedroom, 1 bath apartments. All units feature hardwood floors, spacious layouts and a rear parking. Residences pay all utilities. Close to public and vehicular transportation.

Located in the Canaryville neighborhood on the south side of Chicago, this property is convenient to a large number of homes with 109,000 residents within a five mile radius. The I-90/Dan Ryan Expressway and I-55, located on the eastern side of the neighborhood and directly connects residents to Downtown Chicago and the south suburbs.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	16,338	301,268	792,543
Households	5,634	109,042	281,621
Median Income	\$37,220	\$38,134	\$46,100



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