

# MILLENNIUM PROPERTIES R/E *Brick, 6-Unit Apartment Building in Chicago Near Stony Island*

7236 S University Ave., Chicago, IL

**\$570,000**



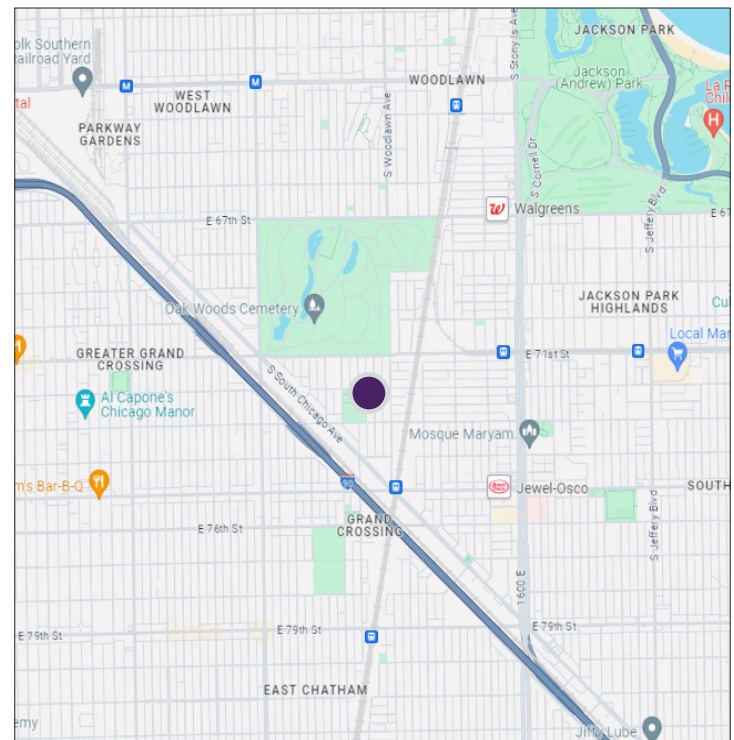
## Property Highlights

- 6-unit apartment building on a tree-lined street
- Two 2-bedroom units and two, 3-bedroom units
- Units feature updated appliances and cabinetry, spacious layouts, and hardwood floors
- Great potential for investor
- Retailers in the area include: Walgreen's, Jewel-Osco, AutoZone, ALDI, Dollar Tree and more
- Land area: 4,687 SF
- Zoning: R-3
- Taxes (2022): \$2,879.36

## Property Overview

A brick, three-story multi-family building is available for sale. This six-unit building consists of two, 2-bedroom, 1-bath apartments and two 3-bedroom, 1 bath apartments. All units are rehabbed and feature spacious layouts, hardwood floors and stainless steel appliances. Residences pay all utilities. Close to public and vehicular transportation and the I-90/Dan Ryan Expressway.

Located in the Grand Crossing neighborhood on the south side of Chicago, this property is convenient to a large number of homes with almost 40,000 residents within a one mile radius.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	39,798	298,020	579,952
Households	15,538	119,847	216,169
Median Income	\$30,855	\$37,090	\$37,767

**Brad B. Thompson**  
Executive Director  
(312) 338 - 3012  
bthompson@mpirealestate.com

**Daniel J. Hyman**  
President | Designated Managing  
Broker (312) 338 - 3003  
dhyman@mpirealestate.com

**mpirealestate.com**

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.