



35 N MAYFIELD AVE, CHICAGO, IL 60644

INVESTMENT OPPORTUNITY

Multi-Family Building for Sale

FOR SALE

35 N MAYFIELD AVE, CHICAGO, IL 60644



Listed at: ~~\$699,000~~ NOW \$629,000!

Property Data

Building:	Two-Flat Multi-Family
Lot SF:	6,969 SF
Year built:	1910
# of Units:	2 + 1 non-conforming garden unit
Unit Breakdown:	(1) 4 Bed/1 Bath
	(1) 5 Bed/1 Bath
	(1) 2 Bed /1 Bath (Garden Unit)
Parking:	3 Spaces
Monthly Income:	\$7,200 + \$300/Mo. for Parking
Zoning:	B3-3
PIN:	16084200120000
Taxes:	\$5,022
Tax Year:	2024

PROPERTY DESCRIPTION

Fully renovated Greystone two-flat investment property situated on a 6,969 SF lot. The building features two spacious units plus a non-conforming garden apartment, offering strong rental income potential. Unit 1 consists of 4 bedrooms and 1 bath (approx. 1,300 SF), Unit 2 offers 5 bedrooms and 1 bath (approx. 1,350 SF), and the garden unit includes 2 bedrooms and 1 bath. Both main units feature large living and dining areas, hardwood floors, updated kitchens with granite countertops, center islands, dark wood cabinetry, and stainless-steel appliances. Significant improvements include updated plumbing, 200-amp electrical service, newer furnace, central air conditioning, hot water tank, roof, and lighting. Additional features include a spacious rear yard and onsite parking. Current monthly income totals \$7,200 plus \$300/month from parking. Turn-key investment opportunity with stable cash flow in a classic Chicago Greystone building.

Disclaimer. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Strauss Realty, Ltd.

CONTACT

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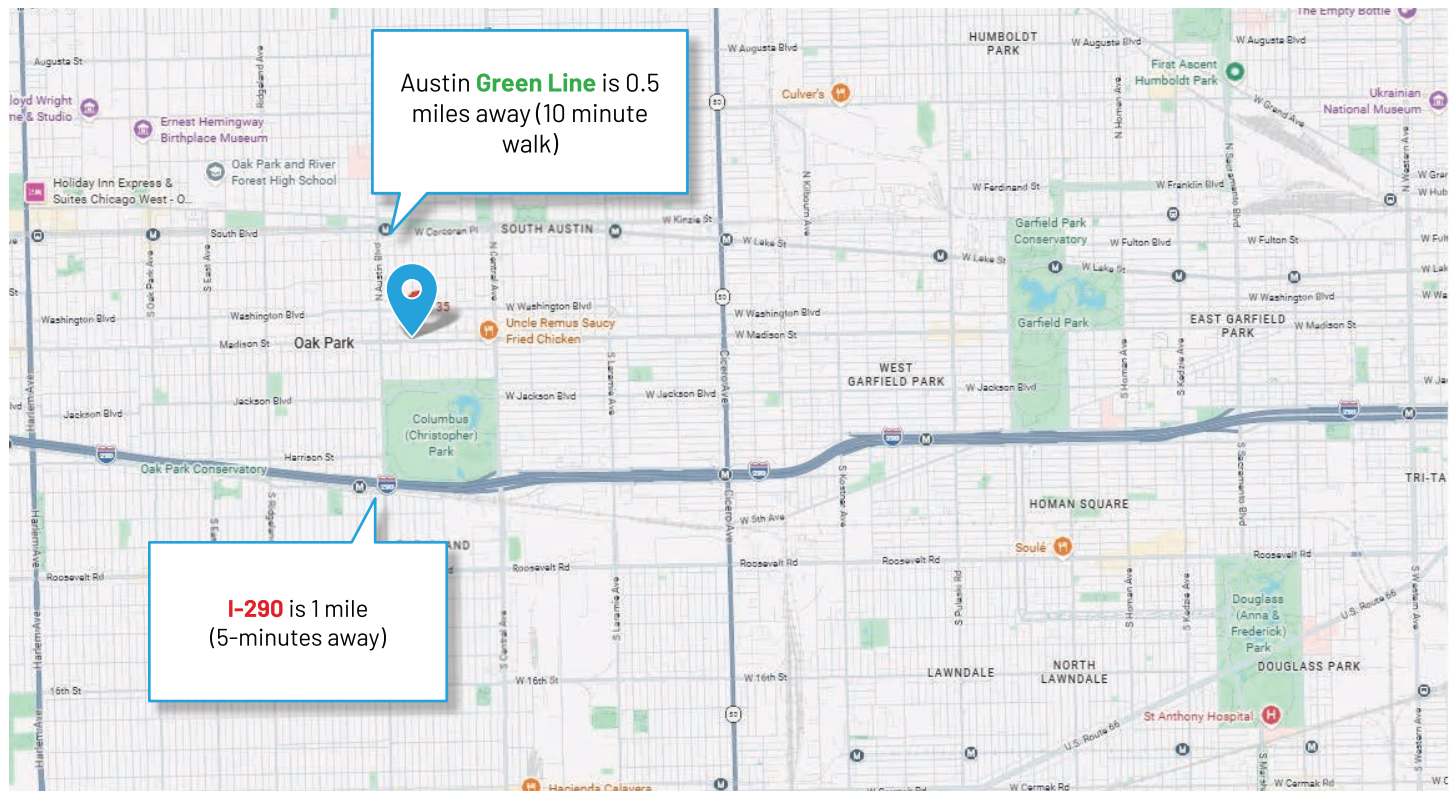
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LOCATION

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LOCATION HIGHLIGHTS

- Located on the west side of Chicago near Oak Park
- Great access to transportation: Austin Green Line is only a 10 minute walk away
- Quick access to highway: I-290 is just 5-minute drive away

DEMOGRAPHICS



POPULATION

1 Mile:	41,229
2 Miles:	156,573
3 Miles:	316,334



HOUSEHOLDS

1 Mile:	16,842
2 Miles:	59,607
3 Miles:	114,679

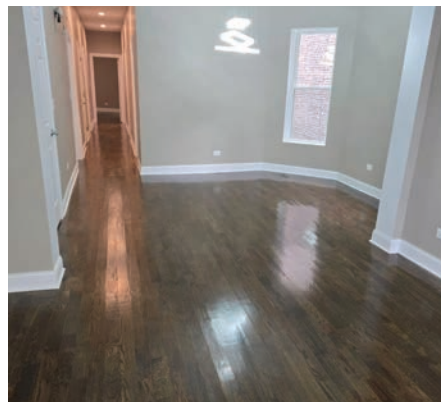
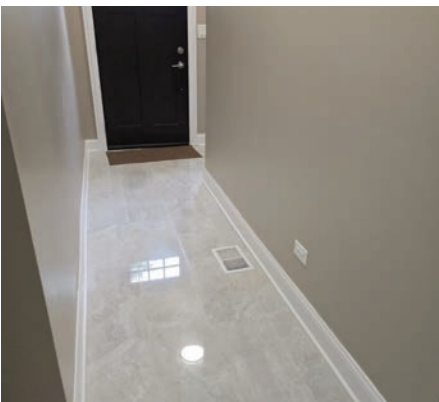
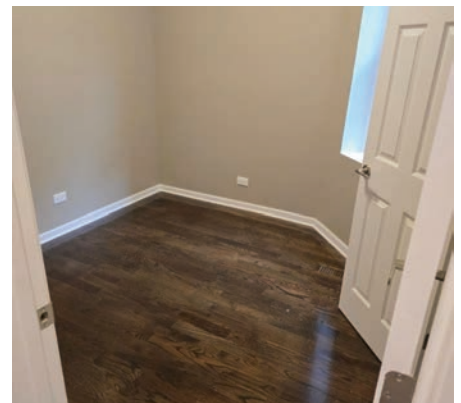
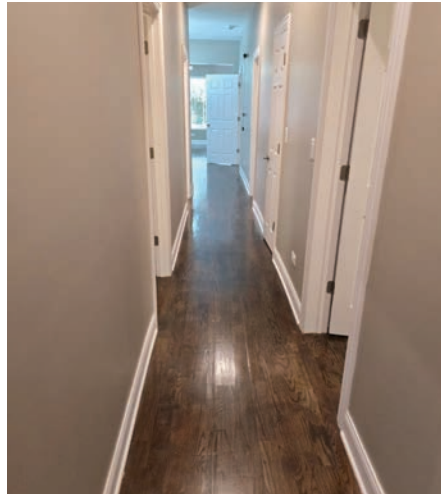


AVG HH INCOME

1 Mile:	\$79,320
2 Miles:	\$97,057
3 Miles:	\$92,803

INTERIOR

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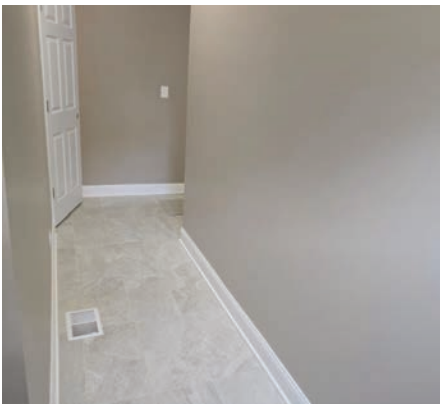
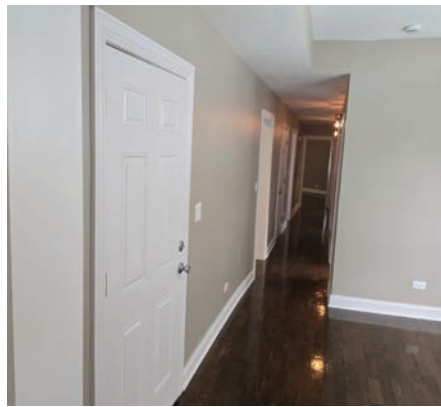
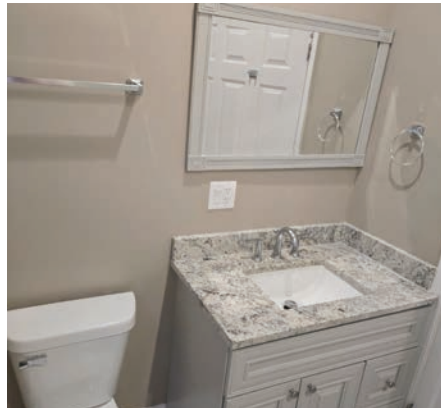
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STRAUSS
REALTY, LTD.

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INCOME

First Floor	\$2,500.00
Second Floor	\$2,500.00
Basement	\$2,200.00
Parking	\$300.00

EXPENSES

Electric	\$0.00
Gas	\$0.00
Taxes 2024	\$5,022.00
Insurance	\$2,761.21
Water/Garbage	\$150.00

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