

For Sale – Prime Tremont Commercial Opportunity

Located in the highly sought-after Tremont neighborhood, this well-established property offers exceptional visibility and growth potential. The sale includes an existing building with dedicated parking and an adjacent vacant lot, providing ample opportunity for expansion or future development. Offered by owner of 36 years.

Property Highlights:

- Popular and thriving Tremont location
- Established building with strong neighborhood presence
- On-site parking for customers and staff
- Additional vacant lot included
- Significant expansion and redevelopment potential
- Convenient access to downtown and major highways

Properties with both parking and expansion land in Tremont are increasingly rare, making this a unique opportunity for long-term value and growth.

3 Parcels For Sale			\$1,300,000
pp #	Address	SF	
004-16-095	2365-2373 Professor St.	6534	Two connected buildings \$800,000
004-16-097	2361 Professor St.	2190	parking with carriage house \$300,000
004-16-118	2370 Thurman St.	2250	vacant lot \$200,000



Rents	
Unit	
Bar 3067 SF Net Net	\$5,980
Patio 1582 SF	
Apartment 2 Floors 1260 SF	\$1,200
Appartment Furnsihed Air BnB 893 SF	\$1,500
Pizza shop 432 SF Net Net	\$1,545
Carriage House 800 SF	
Garage 375 SF	

Year Income	\$122,700
Water & Sewer	3800
Insurance	3757
Real Estate Taxes	10216
NOI	\$104,927
Cap Rate	8%

Improvements	
6 -HVAC systems 5 with a/c	
front bar HVAC A/C 2023	
party room HVAC A/C 2023	
apt 2nd floor & 3rd floor	
2365 apt HVAC A/C 2024	
2365 shop heat 2023	
2365 pizza shop HVAC A/C 2023	
Air BnB Furnished apartment with refrig/dishwasher/washer/dryer (les than 2 years c	
Rental apartment with refrig/stove	
2373 rewired panel 6 months ago \$10,000	
Bar 2 new bathrooms 2024	
pizza shop lease expires oct 2026 with 2 more 3 year options 3% increase every year	
parking for 5 cars	