

SALE

Castle Hill Funeral Home + Apartments

248 155TH PLACE

Calumet City, IL 60409

PRESENTED BY:

DEREK GONSCH

O: 312.676.1864

derek.gonsch@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$499,000
BUILDING SIZE:	9,700 SF
YEAR BUILT:	1933
ZONING:	R1
\$/SF:	\$63
\$/UNIT:	\$53,000
TAXES:	\$23,033

PROPERTY DESCRIPTION

SVN Chicago proudly presents this excellent owner-user opportunity with added value in the form of apartments. This historic building has been a staple of the neighborhood for generations. Currently operating as the Castle Hill Funeral Home, this building is the perfect spot for your new business or expansion. The building has been well-maintained over the years, and it is ready for its new operator!

Attached to the funeral home is a 6-unit apartment building. All rents are far below market, and the units can use some work. Currently, the landlord collects \$2700/month for 5 units, one of them is vacant. Market rents for the area are far above what is being collected. This opportunity is perfect for a funeral home operator who sees added benefit in rental units for extra cash flow. Deals like this don't last long, inquire today!

LOCATION DESCRIPTION

Located on the corner of 155th Pl & Lincoln Ave

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AERIAL



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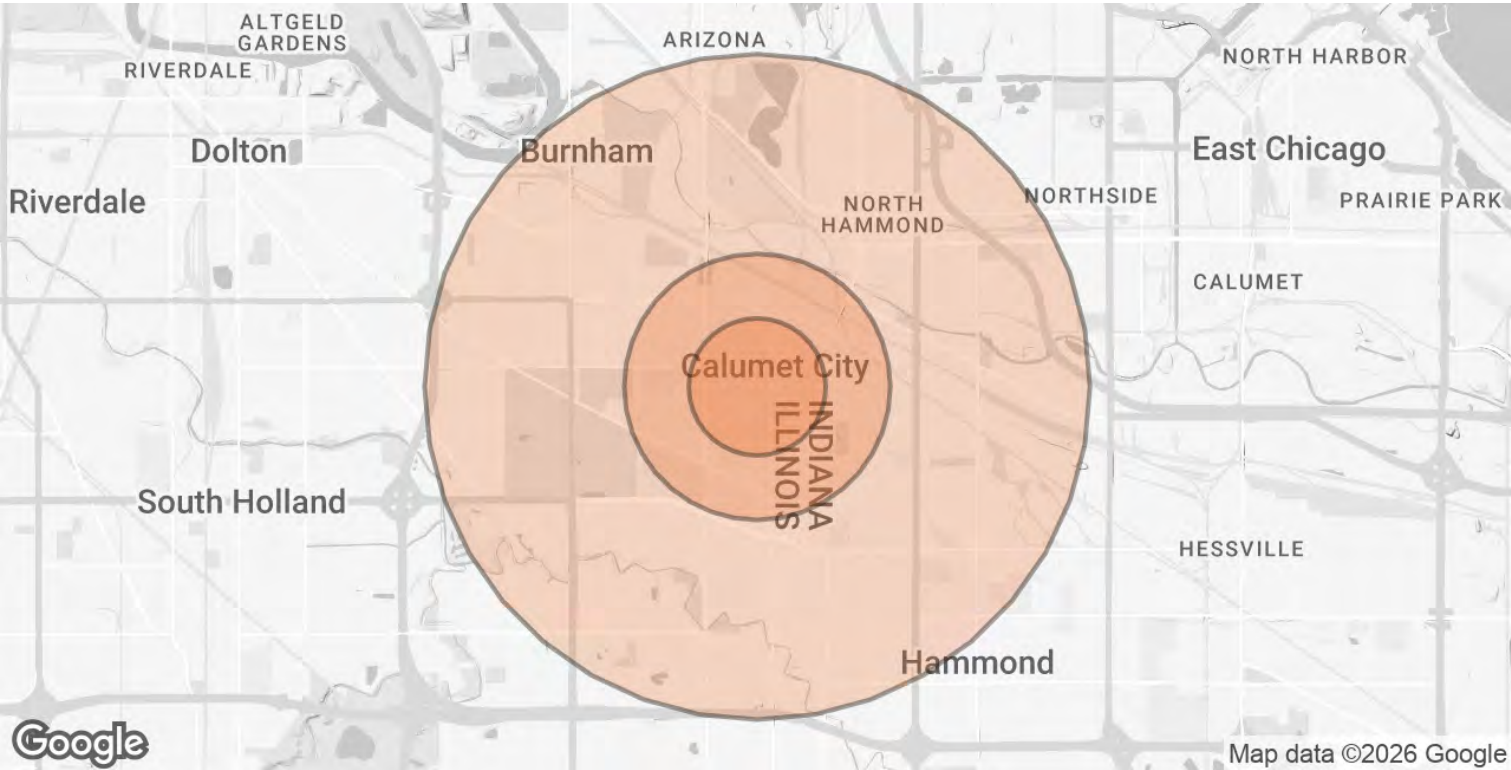
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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.515 MILES	1 MILE	2.5 MILES
TOTAL POPULATION	5,774	13,918	79,042
AVERAGE AGE	33.6	35.8	37.2
AVERAGE AGE (MALE)	29.1	33.6	35.6
AVERAGE AGE (FEMALE)	38.5	39.4	39.3

HOUSEHOLDS & INCOME	0.515 MILES	1 MILE	2.5 MILES
TOTAL HOUSEHOLDS	2,250	5,733	30,702
# OF PERSONS PER HH	2.6	2.4	2.6
AVERAGE HH INCOME	\$57,979	\$54,971	\$67,080
AVERAGE HOUSE VALUE	\$136,865	\$150,136	\$155,250

2023 American Community Survey (ACS)

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ADVISOR BIO 1



DEREK GONSCH

Senior Advisor

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PROFESSIONAL BACKGROUND

Derek Gonsch is an experienced senior advisor with SVN specializing in sales and leasing for retail, hotel, and investment properties for clients of all sizes. Derek has been a licensed real estate professional since the summer of 2020. He has built an expertise in Chicago's market of the south suburbs where he was born, raised, and currently resides.

Prior to joining SVN, Mr. Gonsch served as a broker with Houbolt Real Estate (HRE) based in Oak Lawn, where he managed a portfolio of over 600 units comprised of a mix of residential, retail, and office units. He also closed on numerous leases and sales during his time at his previous company.

Derek also holds an Accredited Commercial Practitioner Certification, a certification that is held by less than 100 brokers in Illinois. He has also enrolled in various other real estate based classes such as business brokering, and transaction specialist courses. Mr. Gonsch is a member of the Chicago Association of Realtors (CAR) and the National Association of Realtors (NAR), while also being an active member in various south suburban chambers of commerce. During his tenure at SVN Chicago, Derek was awarded the Rookie of the Year Award, and is also a member of the Centurion Club.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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