

For Sale
Mixed-Use Investment Opportunity
3837 W 95th St | Evergreen Park, IL 60805



Overview



This 3,050 SF two-unit mixed-use building positioned on busy 95th Street, one of the Southwest Side/south suburban Chicago area's busiest east-west commercial corridors. The building pairs a +/- 1,650 SF ground-floor retail/office space with a fully remodeled +/- 1,400 SF, 3-bedroom/1-bath residential unit on the second floor. Taxpayer-style construction and flexi-core floor/ceiling assembly deliver excellent soundproofing between the commercial and residential levels, giving the building a low-maintenance, functionally efficient footprint that appeals to income investors or owner/user buyers alike seeking to purchase while deferring the cost of ownership... Why pay rent when you can own for less and build equity? On-site parking accommodates 4-7 vehicles, with additional municipal/street parking available.

+/- 3,050
OFFICE & RETAIL SF

1960
YEAR BUILT

2
TOTAL UNITS

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Commercial Unit



The first floor offers a +/- 1,650 SF retail/office storefront fronting 95th Street. Ordinary flexi-core construction provides excellent soundproofing between the ground-floor commercial space and the second-floor residential unit, and the low-maintenance, functionally efficient footprint appeals to both income investors and long-term redevelopment/ land-bank buyers. Ideal for retail, fitness, medical, professional business office, and more. On-site parking accommodates 4-7 vehicles, with additional municipal/street parking available.

+/- 1,650
OFFICE & RETAIL SF

1960
YEAR BUILT

4-7
ON-SITE PARKING

Residential Unit



The second floor is a 3-bedroom, 1-bath residential unit of approximately 1,400 SF. The unit underwent a complete remodel in 2018, and features windows replaced approximately 3 years ago. Gas, water, and electric are separately metered from the commercial unit below, limiting landlord exposure to residential utility costs.

3/1
BED / BATH

+/- 1,400
RENTABLE SF

\$2,400
MONTHLY RENT

Interior Photos



Interior Photos



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Exterior Photos



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Capital Improvements



2026

New Roof

New modified bitumen roof installed with transferable warranty to new owner

2025

Tuckpointing

Full exterior masonry tuckpointing

2018

Complete Remodel

Full residential unit remodel with chef's kitchen and open full plan

~ 3 years

New Windows

Replaced throughout the building

Recent

New Sewer Line

New sewer line run from building to main



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Proforma Rent Roll

UNIT	TYPE	RSF	MONTHLY RENT	RENT PSF	TERM
1st Floor Commercial	Modified Gross	+/- 1,650	\$2,750	\$20	
2nd Floor Residential	Modified Gross	+/- 1,400	\$2,475	\$21.21	
TOTAL		+/-3,050	\$5,225	\$19.72 AVG	

Investment Overview		Operating Data		Financing	
	(PROFORMA)		(PROFORMA)		(PROFORMA)
PRICE:	\$535,000	Gross Stabilized Income:	\$62,700	Down Payment (25%)	\$133,750
CAP RATE	7.95%	Vacancy Rate (5%):	(\$3,008)	Loan Amount (New Debt)	\$401,256
PRICE PER SQUARE FT:	\$175.41	Effective Gross Income:	\$57,144	Interest Rate Amortization	
YEAR BUILT:	1960	Operating Expenses:	(\$14,167)	Term:	6.5% 30 Years
		Net Operating Income:	\$43,532	Debt Service Annual (Monthly)	\$30,434 (\$2,536.17)
				Debt Coverage Ratio:	1.41
				Pre-Tax Cash Flow:	\$13,098
				Principal Reduction (YRI):	\$4,484.97
				Total Return (YRI):	\$53,016.97

Investment Financials

Revenues

Gross Income:
Vacancy Rate (5%):
Effective Gross Income:

Net Operating Income

Net Operating Income:
Cap Rate:

Proforma

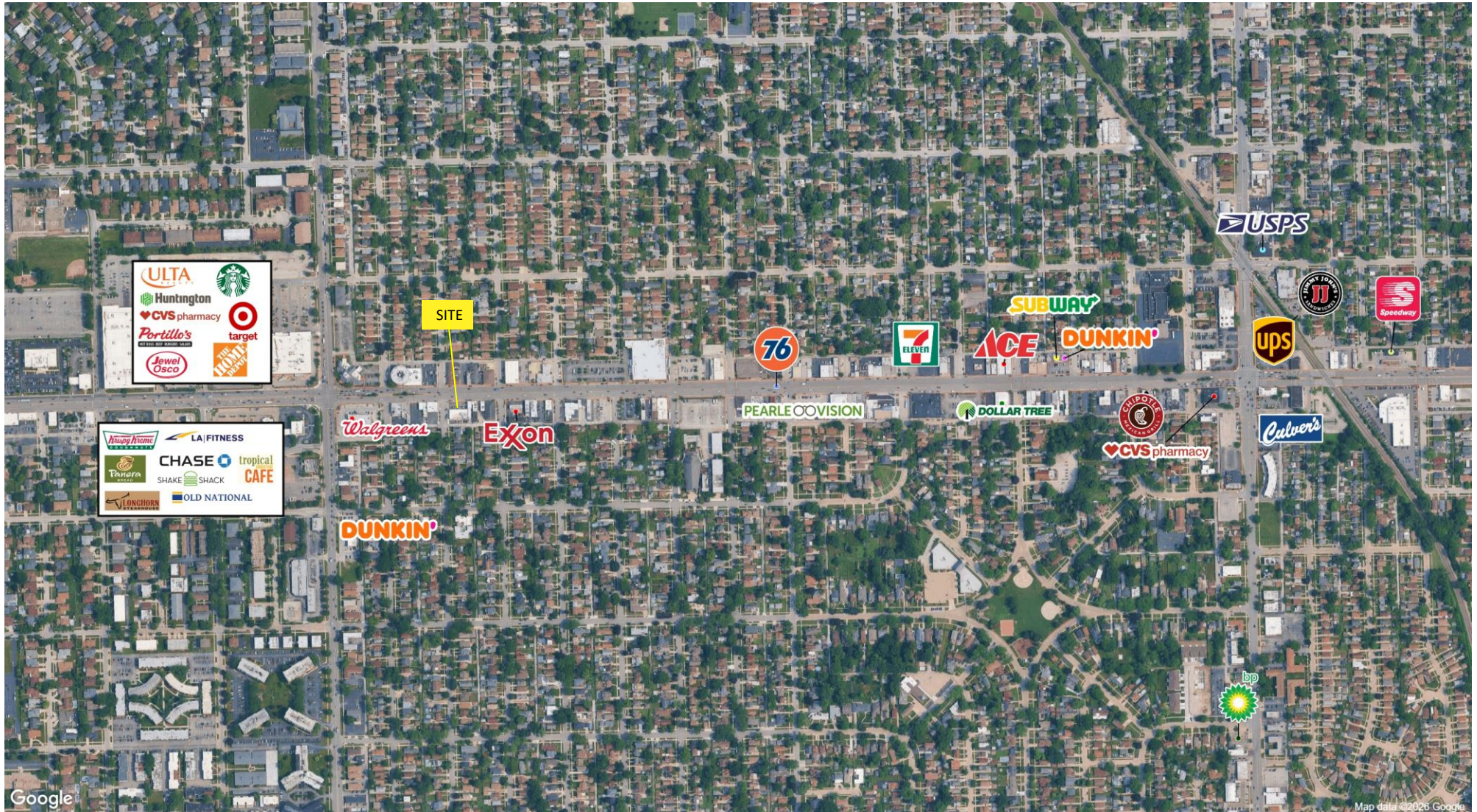
\$60,152.00
\$3,007.60
\$57,144.00

\$42,551.39
7.95%

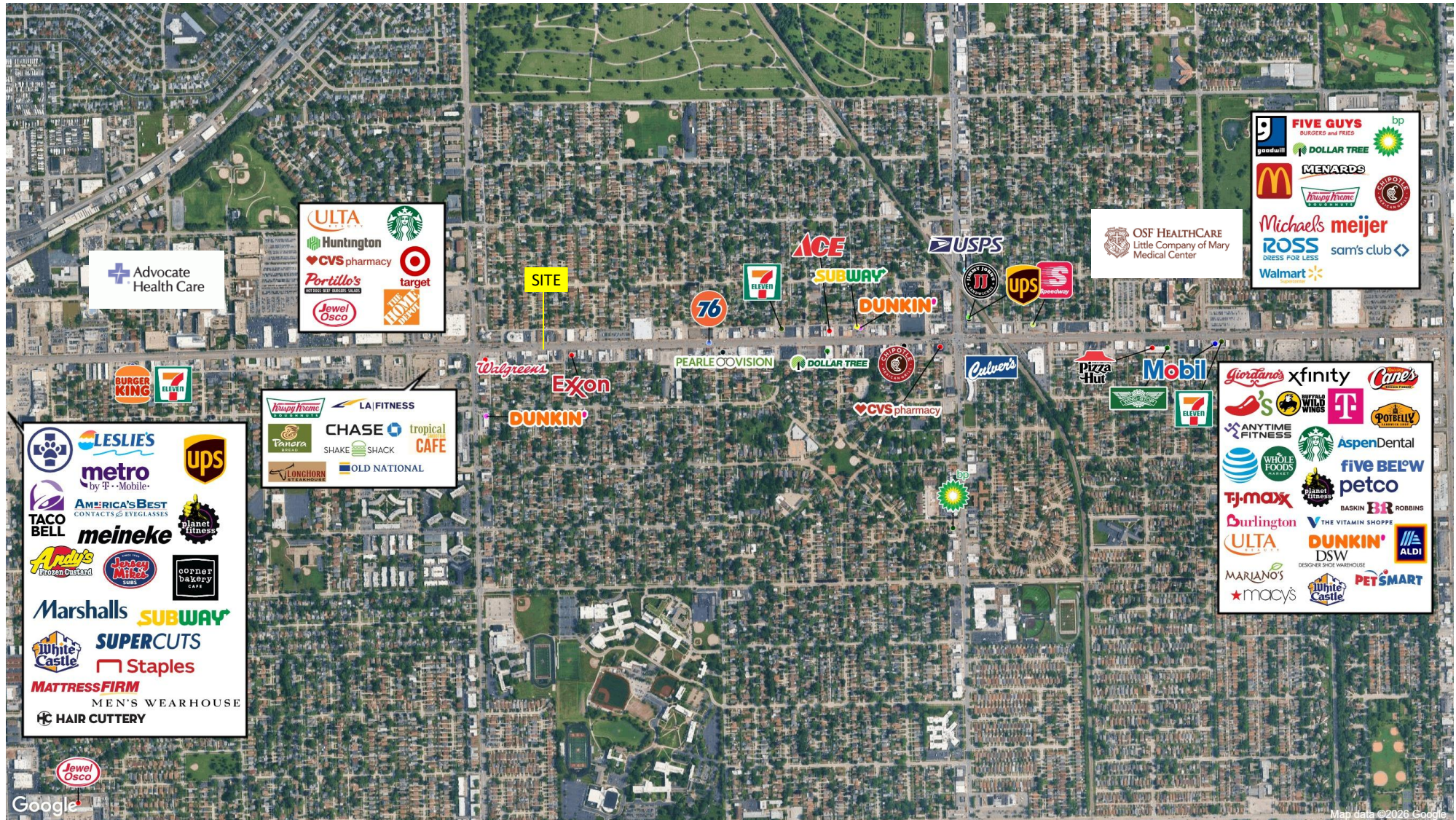
Expenses (2025)

Real Estate Taxes: \$8,927.97
Insurance: \$800
Electric: Tenant
Gas: Tenant
Water: \$600
Scavenger: \$1,440
Internet: Tenant
Grounds/Snow: \$400
Maintenance Cost: \$2,000
TOTAL \$14,167.97

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Neighborhood Overview

Evergreen Park, IL

3837 W 95th Street sits on one of the Southwest Side/south suburban Chicago area's busiest east-west commercial corridors, in Evergreen Park — a dense, established inner-ring suburb directly bordering the city's Southwest Side.



Economy

- Dense, established residential base with a one-mile population of roughly 20,316 and median household income over \$100,000 — an affluent, stable submarket relative to many south-suburban corridors
- 95th Street is a dominant retail corridor, a strong draw for co-tenancy and consumer traffic in the immediate trade area
- Mix of healthcare, professional services, dining, and retail uses

Access & Transit

- Direct frontage on 95th Street (+/- 35,100 VPD)
- Excellent regional access via 95th Street's connections to Western Avenue, Kedzie Avenue, and the broader south suburban arterial network.

Community & Amenities

- Positioned between Christ Advocate Medical Center and OSF Little Company of Mary Medical Center — major regional hospitals and employment anchors generating consistent daily traffic and demand for nearby retail/service uses

Neighborhood Overview

City of Chicago

Chicago is one of the nation's most connected and economically important cities, offering unmatched access to national and global markets. With two major airports, extensive CTA and Metra service, major interstate access, strong rail infrastructure, and one of the country's largest public transportation systems, Chicago provides residents, businesses, and visitors with exceptional regional, national, and international connectivity.



Economy

- 2024 population estimate within the trade area ranges from 10,003 residents within 1 mile to 469,554 residents within 10 miles.
- Average household size remains consistent at 2.60 across 1-, 5-, and 10-mile radiuses.
- Average household income ranges from \$56,979 within 1 mile to \$88,611 within 10 miles.
- Median home values range from \$105,431 within 1 mile to \$186,286 within 10 miles.
- Strong consumer spending base, with total specified consumer spending reaching over \$5.2 billion within 10 miles.

Access & Transit

- Chicago provides global access with more than 1,200 daily departures between O'Hare and Midway to more than 300 cities worldwide.
- O'Hare International Airport is one of the top 5 busiest airports in the U.S., handling approximately 73.9 million passengers and over 720,000 flights annually.
- The city serves as a hub for 6 of the nation's 7 Class I North American railroads and is connected by 6 major U.S. interstates.
- Virtually every major data network in the world intersects in Chicago, supporting its role as a major business and logistics hub.

Community & Amenities

- Chicago offers a diverse mix of neighborhoods, business districts, cultural institutions, lakefront recreation, restaurants, parks, and entertainment destinations.
- Major amenities include Lake Michigan beaches, the Chicago Riverwalk, Millennium Park, Museum Campus, Navy Pier, the Loop, Magnificent Mile, Wrigley Field, and United Center.
- The city supports a broad mix of residents, commuters, students, professionals, families, tourists, and business owners.
- Strong transportation, cultural, educational, and employment anchors make Chicago one of the Midwest's most dynamic urban markets.

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Average Household Income

\$100,568

1 MILE

\$109,003

3 MILE

\$88,592

5 MILE

Population

20,741

1 MILE

194,623

3 MILE

530,007

5 MILE

95th St

35,100 VPD

Households

8,306

1 MILE

69,428

3 MILE

186,225

5 MILE

S Pulaski Rd

23,031 VPD



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10139-41 Western Ave | Chicago, IL 60643

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