



For Sale
Mixed-Use Investment Opportunity
Prime Location in Chicago's Beverly Neighborhood
2022-2026 W 95th St, Chicago, IL 60643

EXCLUSIVELY LISTED BY:



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- Great opportunity for turn-key investment property located in Chicago's Beverly neighborhood, a vibrant community known for its charming streets, strong local economy, and ideal mix of urban and suburban appeal. Great cash-flow opportunity!

Property Highlights

Commercial Units:

- +/- 2,175 SF Turnkey Restaurant Space – Fully equipped with a commercial hood, walk-in cooler, full kitchen build and dine-in seating. Ready for immediate occupancy. New build-out was just completed in May 2024.
- +/-1,500 SF Commercial Unit – Newly remodeled office with complete renovation, ideal for various business opportunities. Features kitchnette , full bath, private office, open work area and more!

Residential Unit:

- Large 4 bedroom 3 bath masterpiece with full kitchen featuring stainless steel appliances, granite counters, and breakfast bar, large living, formal dining, family/gaming room, roof top deck and delivered fully furnished.
- +/- 1,325 Garage - Accommodates up to five vehicles or additional storage, adding flexibility for tenants or business operations. Can be utilized as additional rent. Add Ideal for commercial storage for contractors or light industrial (zoning needs to be verified by use). Offering additional income.
- New Roof– Fully replaced in 2024, adding long-term value and durability.
- Prime Walkable Location– High-demand area attracting both residents and business, ensuring long term–investments potential. Close proximity to The Rock Island District is a Metra commuter rail line with easy commute to Downtown Chicago or South Suburban town centers, restaurant and retail shops.



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MIXED USE INVESTMENT
FOR SALE**

W 95th St

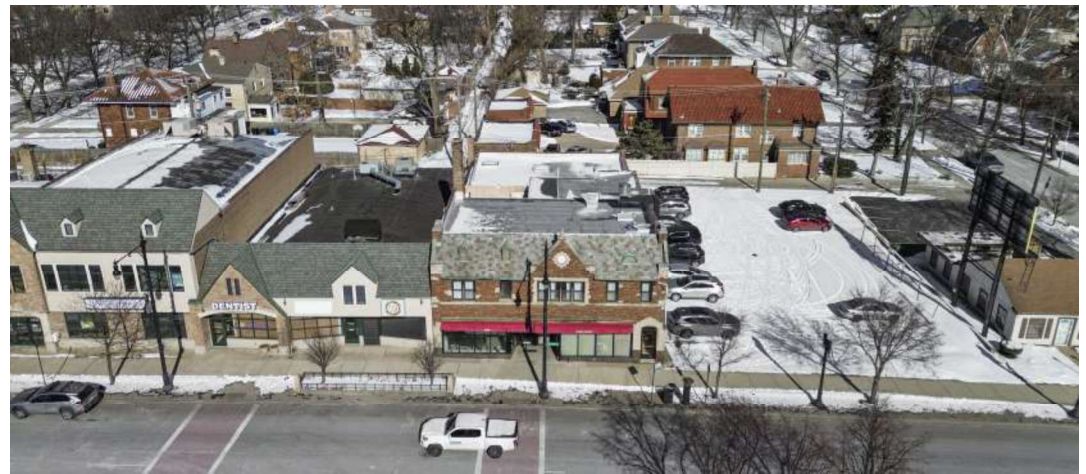
95th St : +/- 23,540 VPD

20

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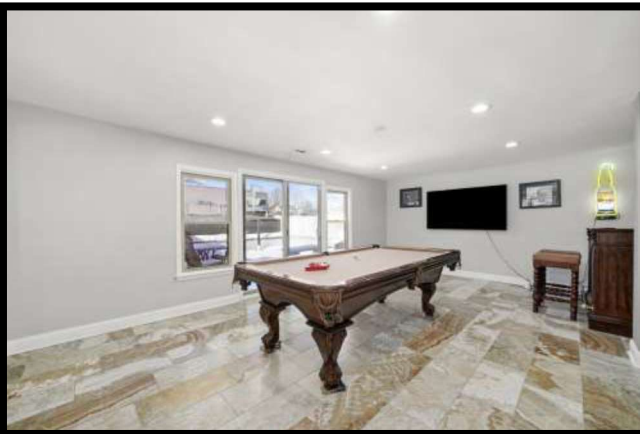
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EXTERIOR PHOTOS



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INTERIOR RESIDENTIAL PHOTOS (4 Bed - 3 Bath)

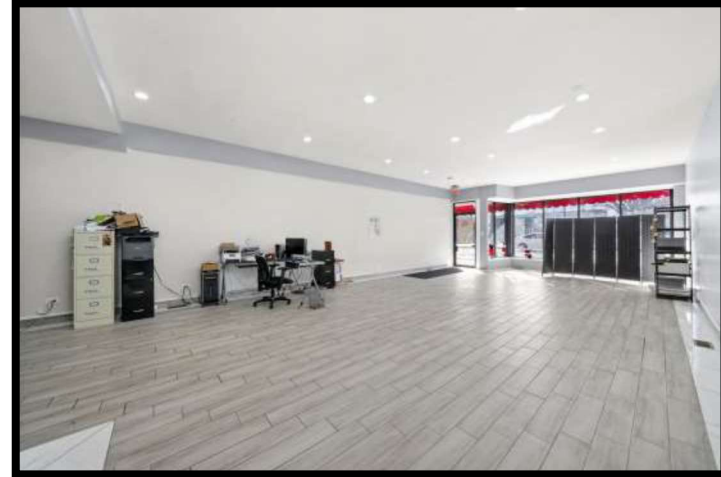
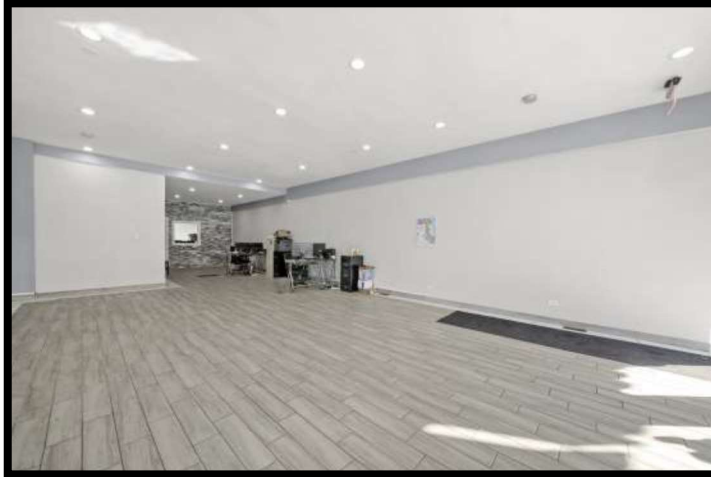


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INTERIOR COMMERCIAL OFFICE (+/- 1,500)



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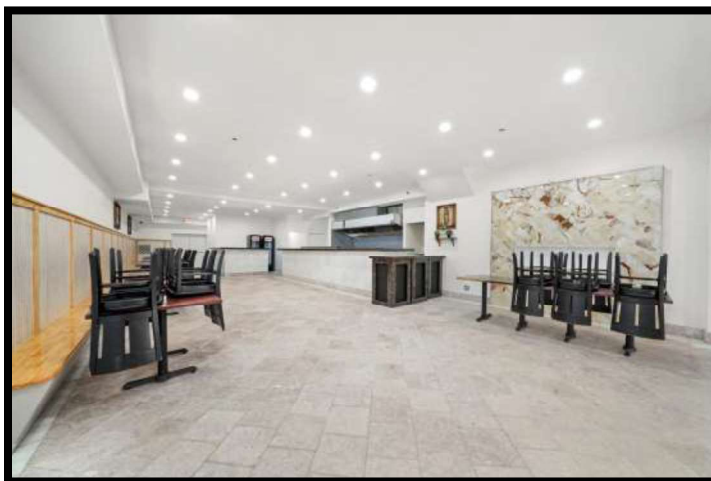
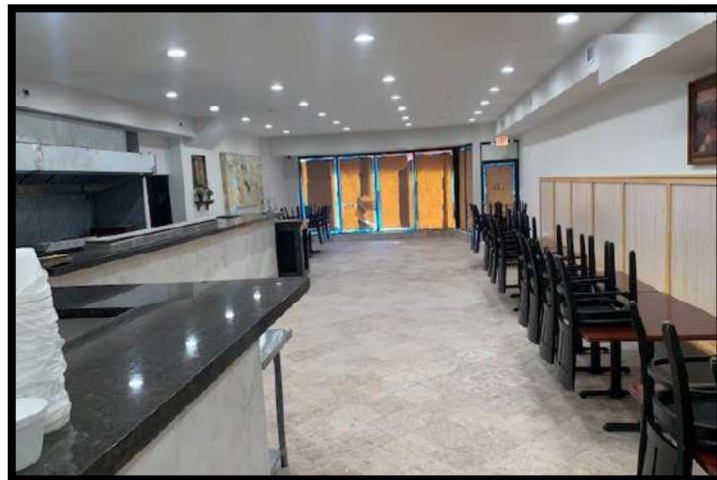
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INTERIOR COMMERCIAL RESTAURANT (+/- 1,275)



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UPDATES TO BUILDING

Capital Improvements, Features and Mechanicals

- All Heating & AC Replaced throughout in 2022 with New Gas Furnaces and New Condensers
- Roof tear-off & replacement 2024
- New Commercial Exhaust Hood Installed 2024
- New Office Space with Updated Features Throughout
- Renovated Fully Furnished Residential Unit, already producing revenue through Airbnb, Finished with a Gaming Room, Rooftop Deck Space, and Luxury Kitchen and Baths
- Each Unit Separately Metered for Gas & Electric
- New Full Size Walk-In Cooler
- Full Footprint Basement Providing Abundance of Storage Space

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AERIAL IMAGES



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ROCK ISLAND AVERAGE WEEKDAY RIDERSHIP



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NEIGHBORHOOD OVERVIEW

Chicago's Beverly Neighborhood

Chicago's Beverly neighborhood is a historic and vibrant community on the City's South Side, known for its tree-lined streets, distinctive architecture, and strong sense of community. With a mix of classic single-family homes and thriving local businesses, Beverly offers a suburban feel within the city, attracting families, professionals, and entrepreneurs alike. The neighborhood is home to great schools, parks, and cultural landmarks, as well as a lively dining and shopping scene along 95th Street. Its strong transportation links, including Metra's Rock Island serving downtown Chicago and South Suburban communities, make it a convenient location for commuters while maintaining a peaceful, residential atmosphere.



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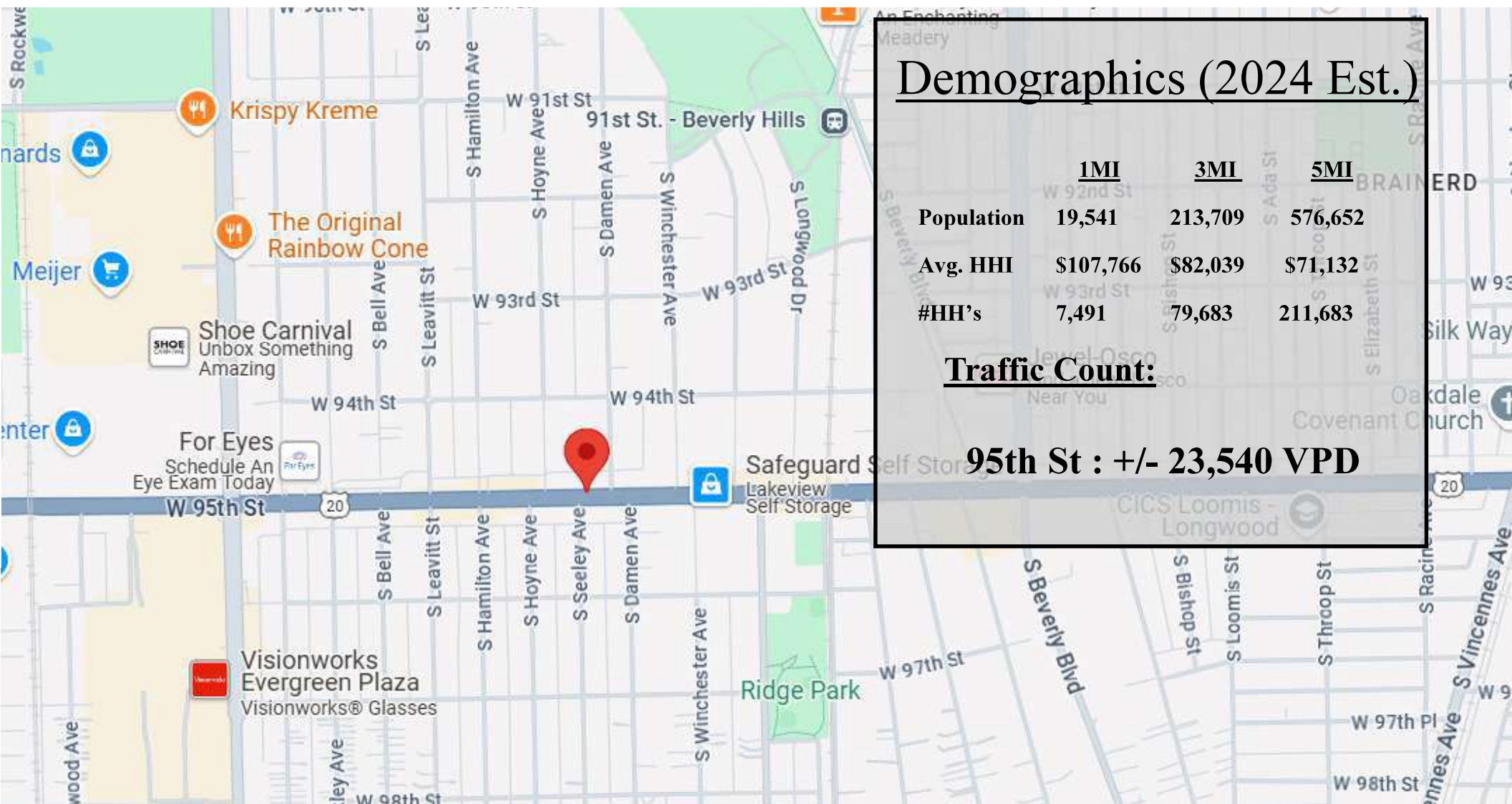
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DEMOGRAPHICS



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Agency

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Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the Property.

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