

Income Property

FOR SALE

Mixed Use Building

3249-3259 W 63RD ST
6309-6311 S SPAULDING AVE

PROPERTY FEATURES

- ✓ 6 stores
- ✓ 9 apartments
- ✓ Prime location: 63rd St & S Spaulding Ave
- ✓ High daily traffic counts: approx 20,000 vpd
- ✓ Building: 14,954 sq ft

MONTHLY INCOME

Apartment #1 - 2 bed \$650/month
 Apartment #2- 1 bed \$600/month
 Apartment #3- 1 bed \$500/month
 Apartment #4- 1 bed \$500/month
 Apartment #5- 1 bed \$500/month
 Apartment #6-1 bed \$500/month
 Apartment #7-2 bed \$600/month
 Apartment #8- 1 bed \$600/month
 Apartment #9- 2 bed \$650/month

Store #3249- \$1,200/month
 Store #3259- vacant
 Store #3253- vacant
 Store #3255- \$800/month
 Store #3257- vacant
 Store #3259- \$900/month

INCOME & TAXES

Total Monthly Income \$8,000/month
 Total Annual Income \$96,000/yr

Annual RE Taxes (2024) \$31,193

Apartment tenants pay GAS &
ELECTRIC

Store tenants pay GAS & ELECTRIC
& WATER

\$799,900

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Broker

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