



Offering Memorandum



6957 West Archer Avenue

CHICAGO, IL 60638

PRESENTED BY:

BEVERLY HAYES
Senior Industrial Advisor
O: 312.756.7330
C: 708.819.5979
beverly.hayes@svn.com

DAVID PERNICE
Vice President
O: 847.233.1115
C: 312.607.3300
david.pernice@svn.com

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PROPERTY SUMMARY

6957 WEST ARCHER AVENUE

CHICAGO, IL 60638

OFFERING SUMMARY

SALE PRICE:	\$259,000
BUILDING SIZE:	1,350 SF
YEAR BUILT:	1954
LOT SIZE:	0.09 Acres
PRICE / SF:	\$191.85
PIN:	19-18-104-004
ZONING:	B3-1

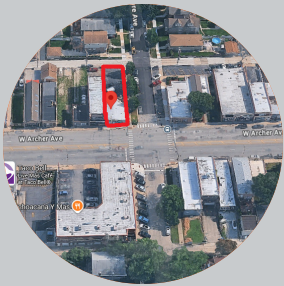
PROPERTY SUMMARY

Ideally situated on a high-visibility hard corner, 6957 W. Archer Avenue offers an exceptional opportunity for investors or owner-occupants in the heart of Chicago's Southwest Side. This 1,350 sq. ft. brick commercial building benefits from a bustling Archer Avenue frontage, commanding significant daily traffic counts and unparalleled street exposure. Historically home to a long-standing printing business, the property is a staple of the local business corridor, surrounded by established neighbors like Southwest Ace Hardware and Southwest Federal Savings



PROPERTY HIGHLIGHTS

- Prime corner location at Sayre & Archer with exceptional visibility
- Strong retail/commercial corridor with consistent traffic patterns
- Excellent street presence with high-impact signage opportunity
- Expansive storefront windows providing outstanding natural light and display exposure
- Ideal for retail, medical, or service-oriented users
- Rarely available building size for the immediate market
- Convenient on-site parking plus curbside pick-up capability
- Located in a vibrant, established neighborhood with strong local business presence
- Benefits from steady foot traffic and surrounding retail synergy



**High-Visibility
Corner Presence**



**Attractive Storefront
with Versatile Appeal**



**Rare Size Offering
with Functional
Parking**

ZONING MAP



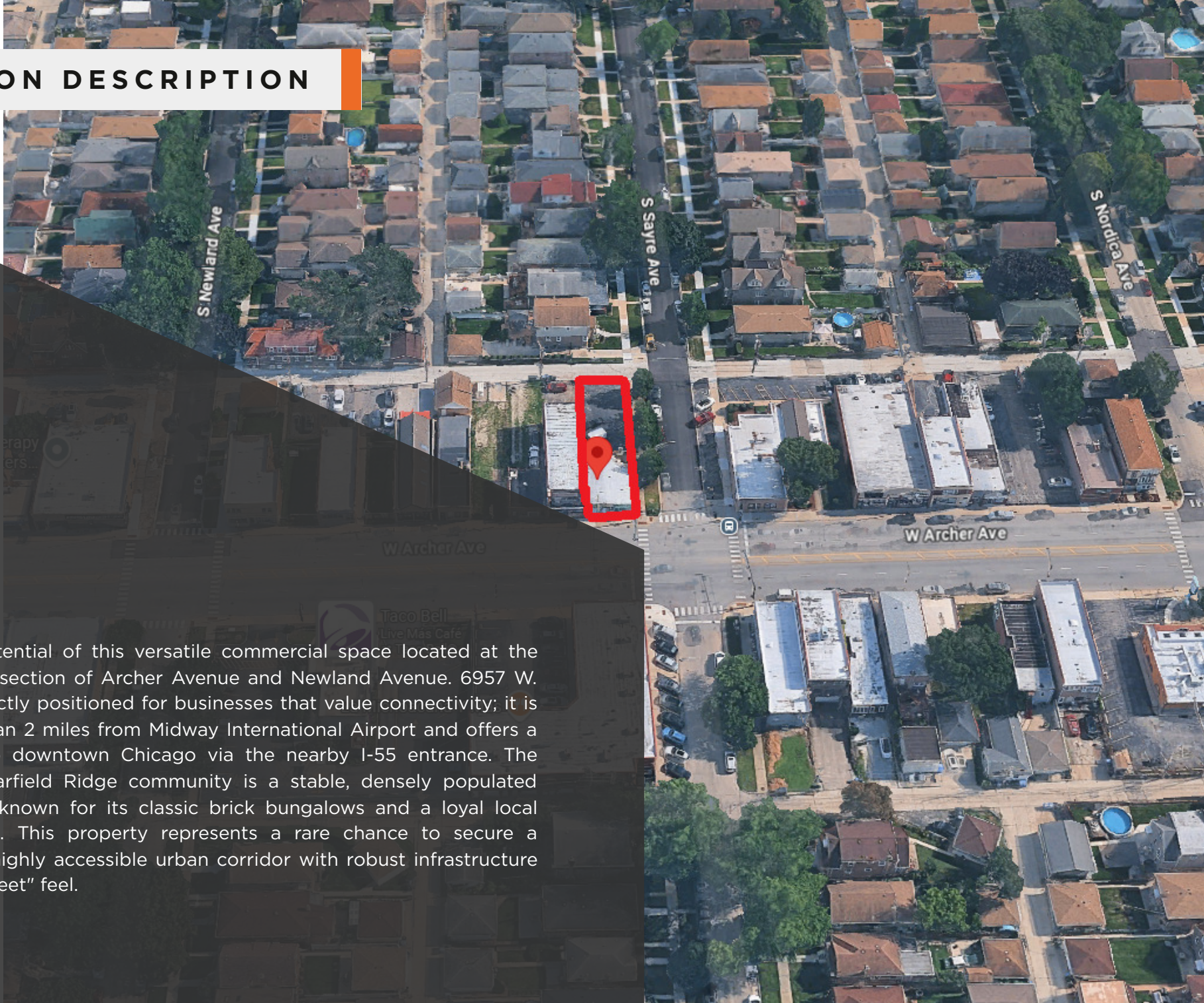
ZONED: B3-1

B3-1 zoning allows for a broad mix of commercial and mixed-use development, making it ideal for retail, office, service-oriented businesses, and residential above commercial space along strong neighborhood corridors.

ADDITIONAL PHOTOS



LOCATION DESCRIPTION



Unlock the potential of this versatile commercial space located at the signalized intersection of Archer Avenue and Newland Avenue. 6957 W. Archer is perfectly positioned for businesses that value connectivity; it is located less than 2 miles from Midway International Airport and offers a direct route to downtown Chicago via the nearby I-55 entrance. The surrounding Garfield Ridge community is a stable, densely populated neighborhood known for its classic brick bungalows and a loyal local customer base. This property represents a rare chance to secure a footprint in a highly accessible urban corridor with robust infrastructure and a "Main Street" feel.



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.