

# 1725

SOUTH ASHLAND AVE.  
CHICAGO, IL



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

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## EXCEPTIONAL RETAIL SPACE FOR LEASE!

This exceptional 12-unit mixed-use investment opportunity offers a rare blend of stable residential income and high-visibility commercial tenancy. The property is comprised of 8 well-maintained and updated residential units and 4 commercial spaces, creating a diversified and resilient revenue stream.

The commercial component is anchored by a strong tenant mix, including a nationally recognized retailer, Cricket Wireless, alongside an upscale restaurant that draws consistent foot traffic, and a professional law office, providing long-term stability and neighborhood credibility.

Residential units are thoughtfully laid out and consistently occupied, appealing to a broad tenant base and supporting reliable cash flow. The building benefits from strong in-place income with upside potential through rental increases and new tenants.

Strategically positioned in the desirable Pilsen area with excellent visibility and accessibility, this asset is ideal for investors seeking a turnkey property with a balanced income profile, combining the security of residential leasing with the higher returns of commercial tenancy



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## EXPENSES

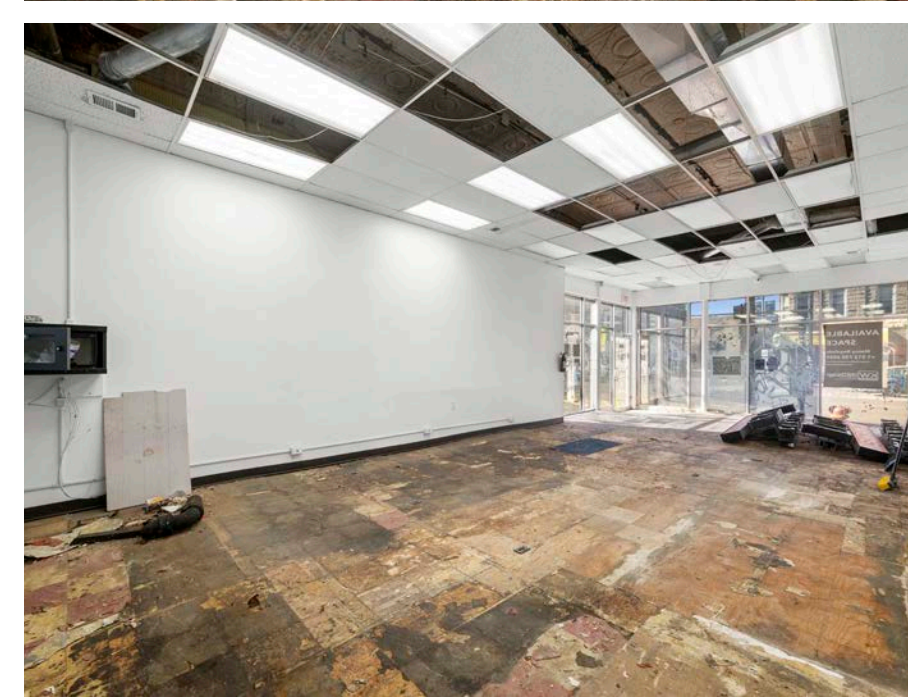
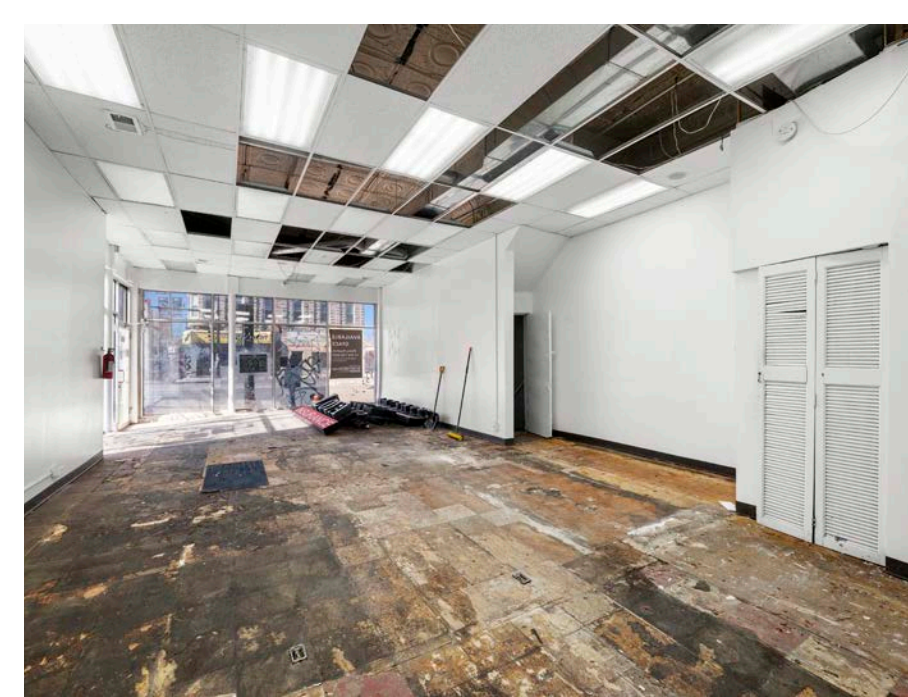
Taxes	\$34,053.85
Insurance	\$15,400.00
Water	\$3,376.00
Electric	\$2,893.75
Gas	\$1,627.89
<b>Total</b>	<b>\$57,351.49</b>

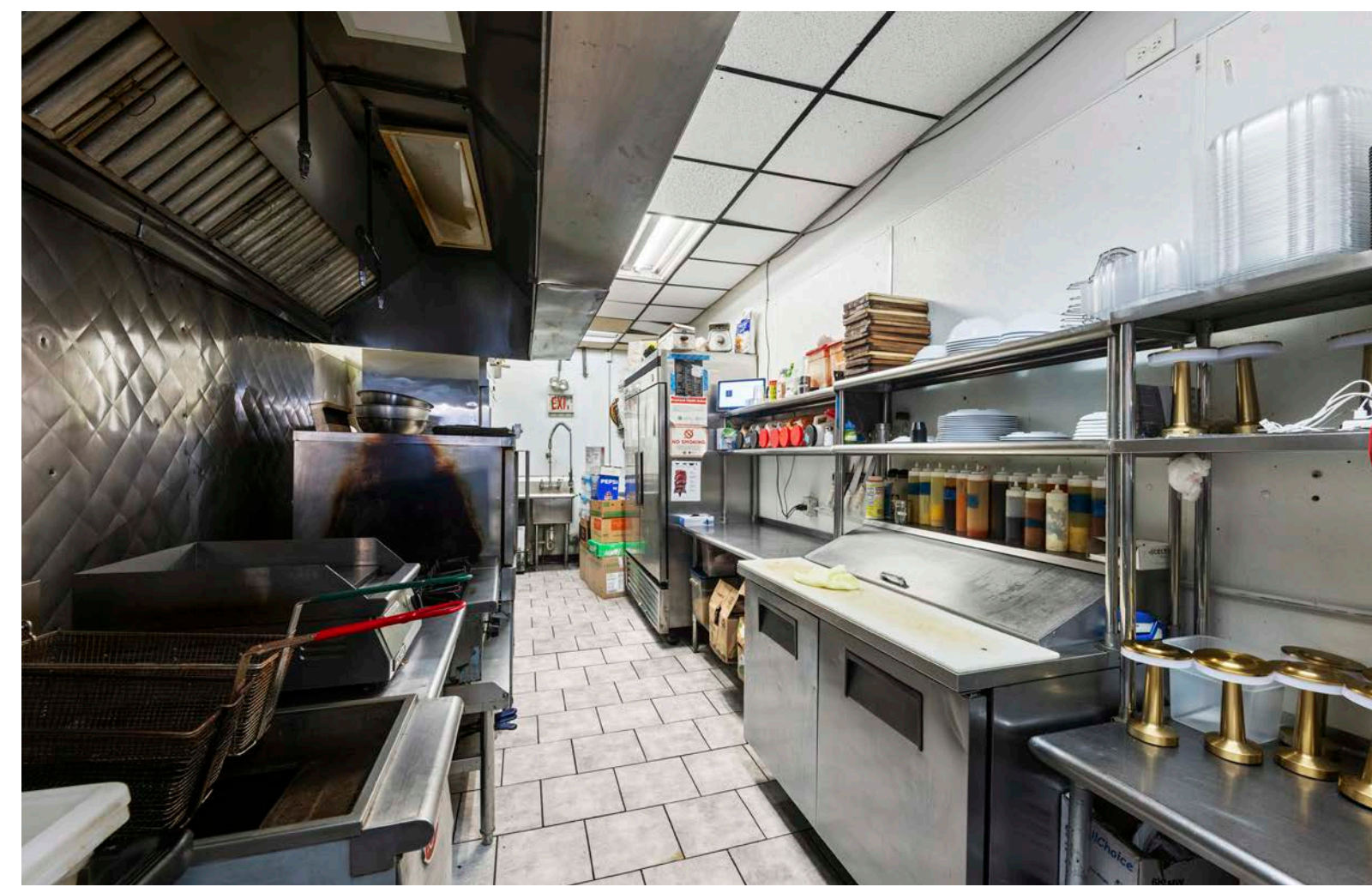
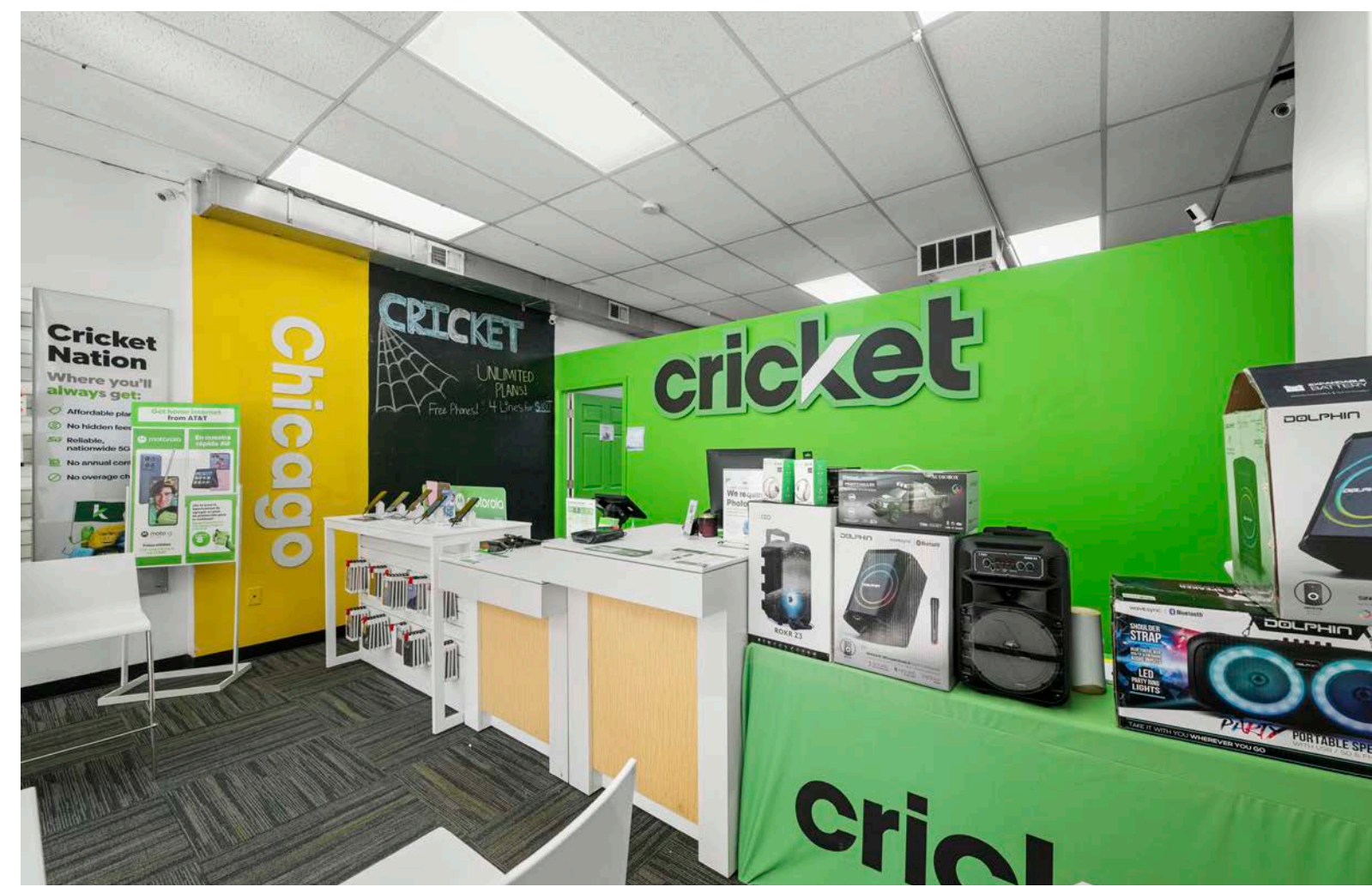
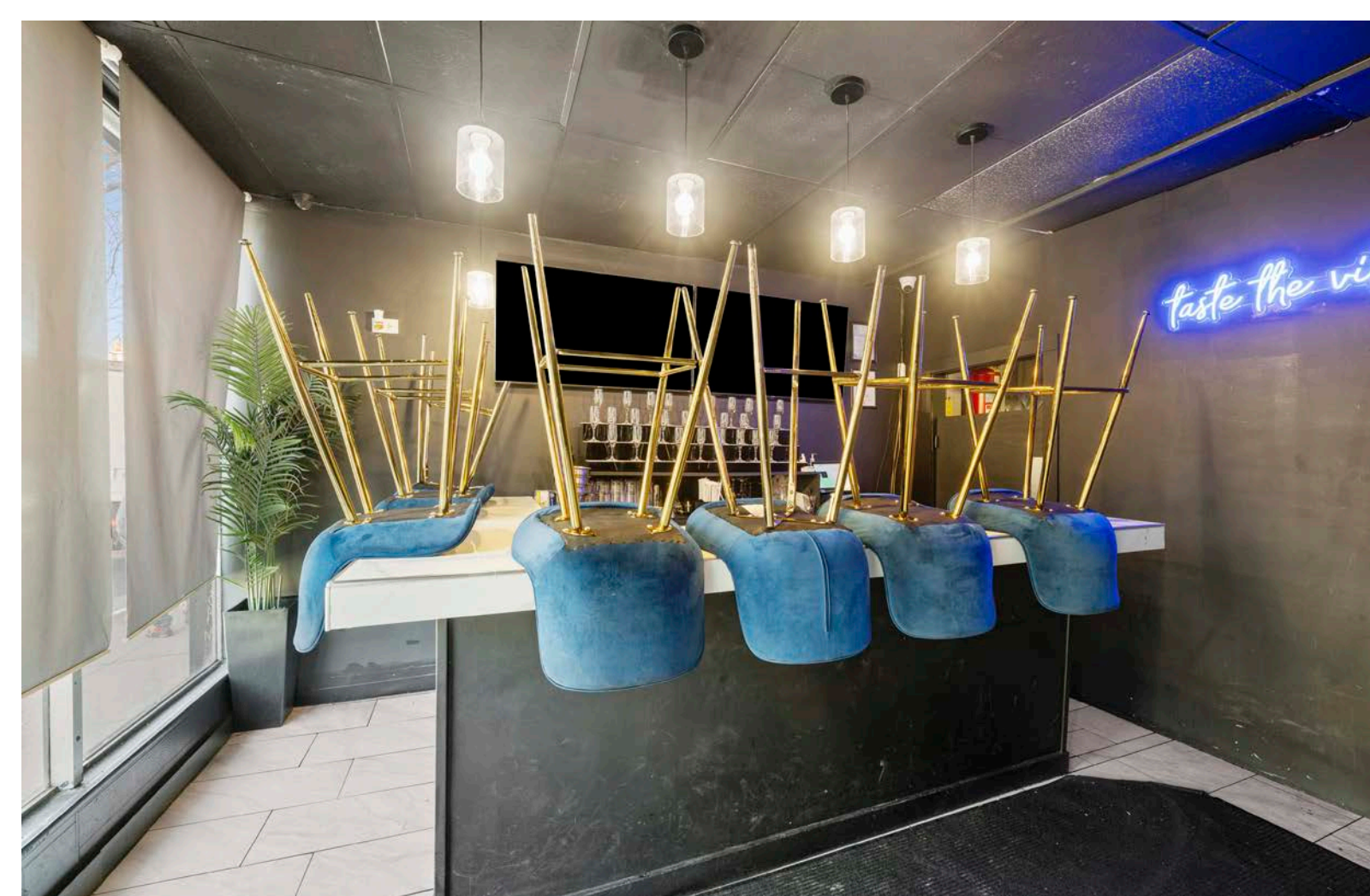
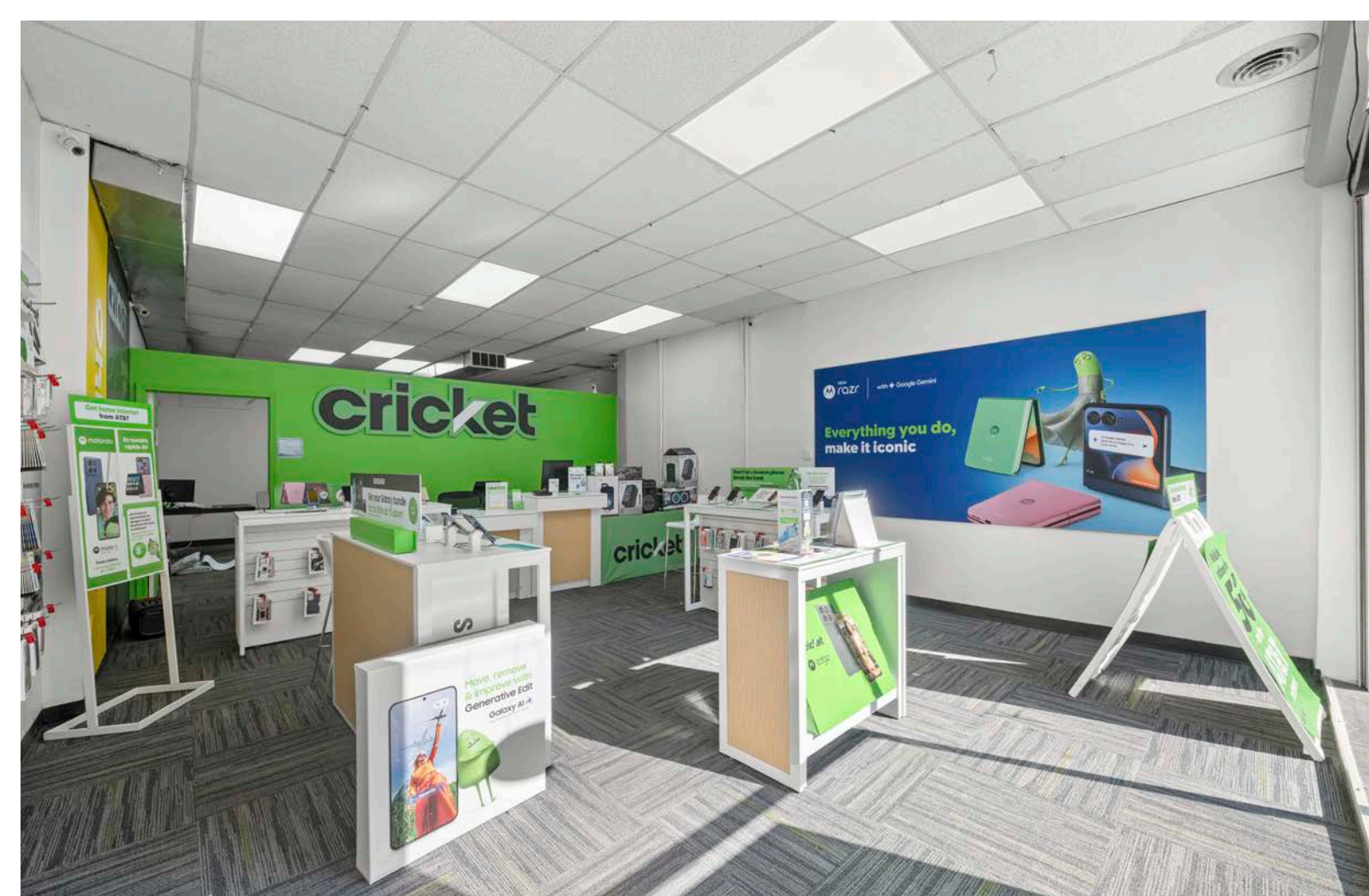
## RENT ROLL

REVENUE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR	Increases		
<b>RESIDENTIAL INCOME</b>	January	February	March	April	May	June	July	August	September	October	November	December	Year	Term	Notes	
1725 2F-2M-OWNER OCCUPIED	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Vacant	Full floor/can be 2 units	N/A
1725 3F	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$13,200.00	07/14/2025-0714/2026	1 Bed/1 Bath	N/A
1725 3M	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$12,000.00	MTM	1 Bed/ 1 Bath	N/A
1725 3R	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$9,600.00	1 year	1 Bed/1 Bath	N/A
1723 2F	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$14,400.00	MTM	2 Bed/1 Bath	N/A
1723 2R-new tenant 2/1/26	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$14,400.00	01/23/26-01/31/2027	2 Bed/1 Bath	N/A
1723 3F	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$12,000.00	MTM	2 Bed/1 Bath	N/A
1723 3R	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$14,400.00	MTM	2 Bed/1 Bath	N/A
<b>COMMERCIAL INCOME</b>																
Truffle Grill	\$2,652.25	\$2,652.25	\$2,652.25	\$2,652.25	\$2,652.25	\$2,652.25	\$2,652.25	\$2,652.25	\$2,652.25	\$2,652.25	\$2,652.25	\$2,652.25	\$31,827.00	01/01/2024-12/31/2028	NNN	Yes
AB Wireless d/b/a Cricket	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$36,000.00	05/01/2024-04/30/2027	Modified Gross	No
Truffle Grill Expansion	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$42,000.00	08/1/2026-05/31/2031	Modified Gross	No
Ana Juan Bustos Law	\$2,363.57	\$2,363.57	\$2,363.57	\$2,363.57	\$2,363.57	\$2,363.57	\$2,363.57	\$2,363.57	\$2,363.57	\$2,363.57	\$2,363.57	\$2,363.57	\$28,362.84	06/10/2022-06/10/2026	Modified Gross	Yes
<b>Total</b>	<b>\$19,015.82</b>	<b>\$19,015.82</b>	<b>\$19,015.82</b>	<b>\$19,015.82</b>	<b>\$19,015.82</b>	<b>\$19,015.82</b>	<b>\$19,015.82</b>	<b>\$19,015.82</b>	<b>\$19,015.82</b>	<b>\$19,015.82</b>	<b>\$19,015.82</b>	<b>\$19,015.82</b>	<b>\$228,189.84</b>			

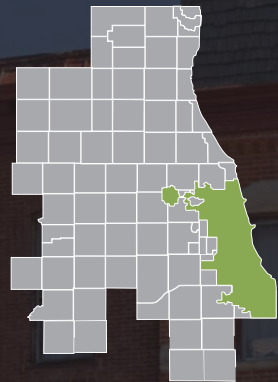
## PROFORMA RENT ROLL

REVENUE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR	Increases		
<b>RESIDENTIAL INCOME</b>	January	February	March	April	May	June	July	August	September	October	November	December	Year	Term	Notes	
1725 2F	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$24,000.00	Vacant	2 bed/1 bath	N/A
1725 2M	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$24,000.00		2 bed 1 bath	
1725 3F	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$16,800.00	07/14/2025-0714/2026	1 Bed/1 Bath	N/A
1725 3M	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$19,800.00	MTM	1 Bed/ 1 Bath	N/A
1725 3R	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$24,000.00	1 Year	1 Bed/1 Bath	N/A
1723 2F	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$24,000.00	MTM	2 Bed/1 Bath	N/A
1723 2R-new tenant 2/1/26	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$24,000.00	01/23/26-01/31/2027	2 Bed/1 Bath	N/A
1723 3F	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$24,000.00	MTM	2 Bed/1 Bath	N/A
1723 3R	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$24,000.00	MTM	2 Bed/1 Bath	N/A
<b>COMMERCIAL INCOME</b>																
Truffle Grill	\$2,652.25	\$2,652.25	\$2,652.25	\$2,652.25	\$2,652.25	\$2,652.25	\$2,652.25	\$2,652.25	\$2,652.25	\$2,652.25	\$2,652.25	\$2,652.25	\$31,827.00	01/01/2024-12/31/2028	NNN	Yes
AB Wireless d/b/a Cricket	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$36,000.00	05/01/2024-04/30/2027	Modified Gross	No
1725 Front-vacant	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$42,000.00	08/1/2026-05/31/2031	Modified Gross	No
Ana Juan Bustos Law	\$2,363.57	\$2,363.57	\$2,363.57	\$2,363.57	\$2,363.57	\$2,363.57	\$2,363.57	\$2,363.57	\$2,363.57	\$2,363.57	\$2,363.57	\$2,363.57	\$28,362.84	06/10/2022-06/10/2026	Modified Gross	Yes
<b>Total</b>	<b>\$28,565.82</b>	<b>\$28,565.82</b>	<b>\$28,565.82</b>	<b>\$28,565.82</b>	<b>\$28,565.82</b>	<b>\$28,565.82</b>	<b>\$28,565.82</b>	<b>\$28,565.82</b>	<b>\$28,565.82</b>	<b>\$28,565.82</b>	<b>\$28,565.82</b>	<b>\$28,565.82</b>	<b>\$342,789.84</b>			





# PILSEN



**DISTANCE TO DOWNTOWN**

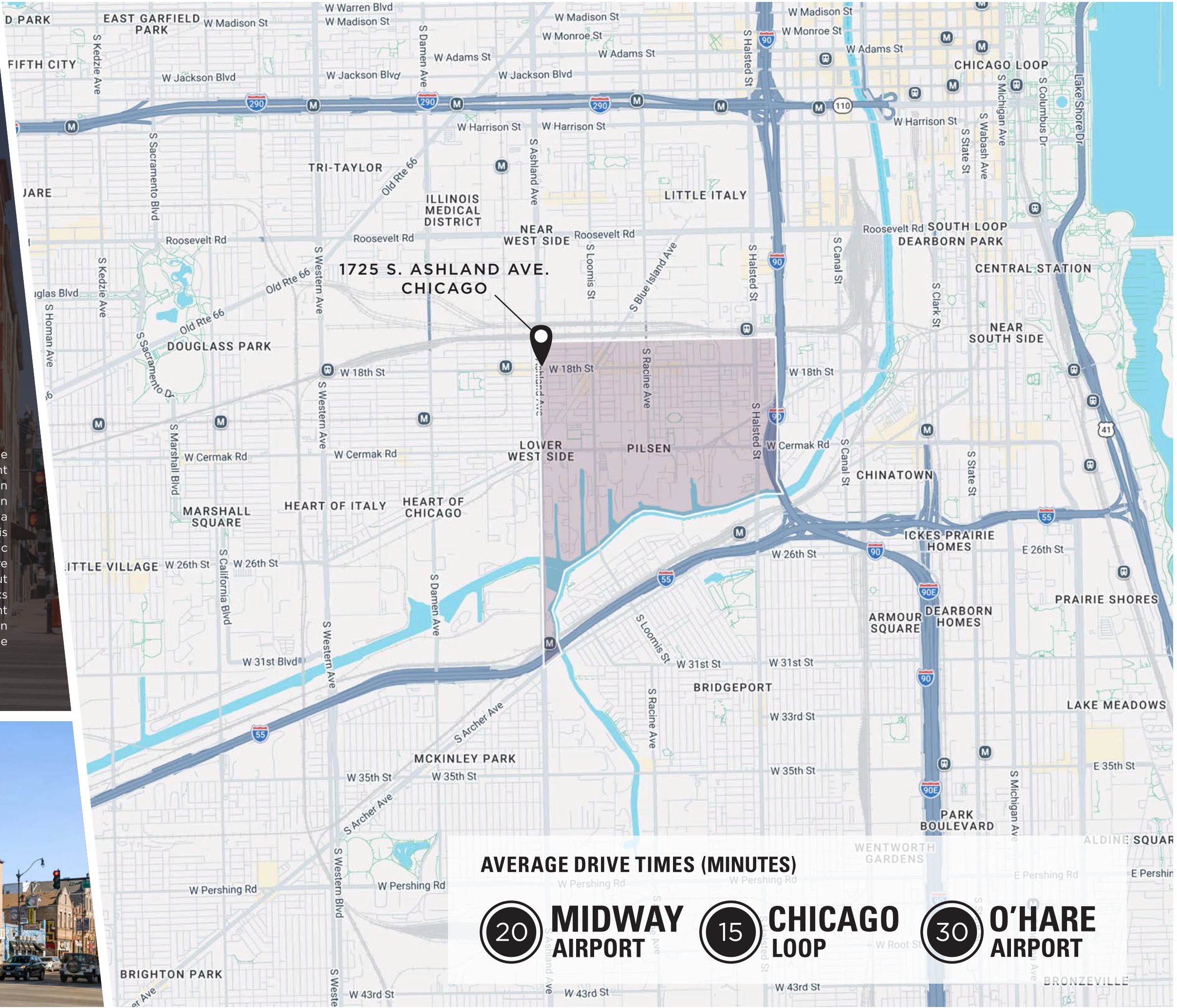


**4 MILES**



Commuters have easy access to I-90, the CTA Pink Line and many bus stops.

Pilsen, located in Chicago's Lower West Side community on the near south side of the city, is just minutes away from the vibrant Loop. In the 1840s, Pilsen was originally settled by German and Irish immigrants and the area saw a major transformation in the 1950s and 1960s when Mexicans began to establish a significant presence within the community. Today, Pilsen is home to nearly 25,000 households and a number of Hispanic immigrants. Part of what makes Pilsen unique and beautiful are the abundant outdoor murals adorning buildings throughout the neighborhood. Many of these bold and lively artworks that serve as visual storytelling were created by local resident artists who have been drawn to Pilsen. This cultural haven celebrates Mexican heritage, and residents proudly showcase their strong cultural roots throughout the community.





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