

# NEW TO MARKET

INCREDIBLY RARE 3-FLAT OPPORTUNITY IN WOODLAWN



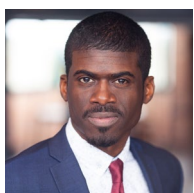
**View Our 3D Virtual Tour**  
<https://real.vision/6323-south-drexel-avenue>



## 6323 S DREXEL AVENUE

Offered at \$525,000

Albert Realty Advisors is pleased to offer for sale 6323 S. Drexel Ave, a legal 3-unit Greystone in the Woodlawn neighborhood. Move right into the newly renovated 2nd floor unit which features 42" shaker grey cabinets, quartz countertops, new stainless steel appliances, vinyl plank flooring, and central heating. Units #1 and #3 were last renovated in 2009 to a good rental grade standard. Some updating needed today. Utilities are sub-metered with separate furnaces and hot water tanks. Roof was fully replaced in 2009 and partially replaced in 2016. The site of the future Barack Obama Presidential Center is located 1-mile away. Significant market demand for small multifamily properties in the area means you should move quickly.



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#### ADDITIONAL INFORMATION

	Size	Occupancy	Current Rent
Unit 1	3 Bed / 1 Bath	Lease Ends 4/30	\$1100
Unit 2	3 Bed / 1 Bath	Vacant	-
Unit 3	3 Bed / 1 Bath	MTM	\$1300

All information deemed reliable but not guaranteed.



