

# ON THE MARKET

BE PART OF THE RAPIDLY-CHANGING WOODLAWN COMMUNITY



## Incredible 3-Flat Opportunity

Demand is high. This property won't last!



## 6146 S EVANS AVENUE

Offered at \$374,900

Prime opportunity to own a large, brick, legal 3-flat in the rapidly changing Woodlawn community. Great for first-time buyers looking for a solid income property. Also a good pickup for seasoned investors. Building was gut rehabbed in 2008 with new mechanical systems - HVAC, plumbing and electrical. Brand new roof installed in June 2020 and masonry tuckpointing was also recently completed. Coin-laundry available in basement. Current rents are below market. Gross potential rent is \$3900 per month. Property is located steps away from Jewel-Osco, 1.5 blocks from the Green Line, and 1.5 blocks from Washington Park.



### DAMIAN ALBERT

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#### ADDITIONAL INFORMATION

|        | Size    | Occupancy      | Current Rent | Market Rent |
|--------|---------|----------------|--------------|-------------|
| Unit 1 | 1700 SF | Month-to-Month | \$940        | \$1,500     |
| Unit 2 | 1200 SF | Month-to-Month | \$1,048      | \$1,200     |
| Unit 3 | 1200 SF | Vacant         | \$0          | \$1,200     |

All information deemed reliable but not guaranteed.

