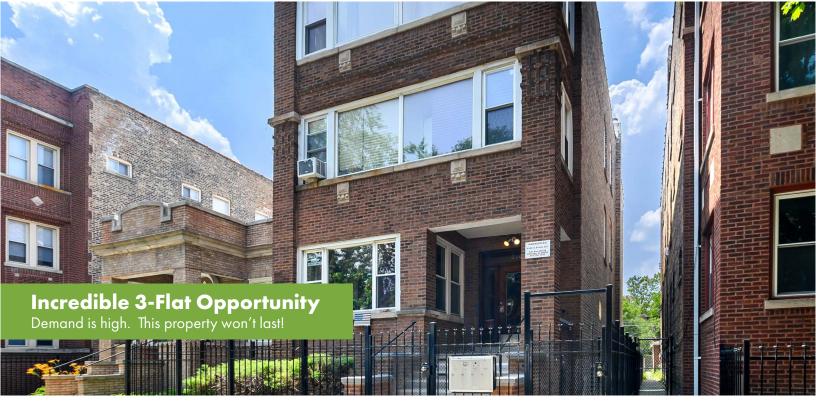
ON THE MARKET

BE PART OF THE RAPIDLY-CHANGING WOODLAWN COMMUNITY











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























