



## Prime 100% Occupied Building

2.5% PLUS \$20,000

6135-6139 Northwest Highw , Chicago IL 60631

MLS:11316655 PRICE:\$1,190,000.00

### PROPERTY DESCRIPTION:

Amazing Opportunity to own one of Norwood's most iconic architectural masterpieces, with 75 feet of Prime Norwest Highway frontage, this building has solid tenancy and is an excellent income producer. The tenants are all E-commerce Proof. The building has been substantially improved over the last 5 years with New Mechanicals, high efficiency HVAC systems, 60 mil EPDM rubber roofing, tuck pointing, fascia, full list of improvements available upon request from qualified buyers. There are also additional spaces that are able to be rented for even more revenue. The current leases are all below market rate. This is excellent investment with nearly \$90,000 in Net income in a superb location that will only continue to appreciate. Perfect Arm Chair Investment.

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