

# ON THE MARKET

4-FLAT OPPORTUNITY IN THE HEART OF CHICAGO



## 2249 West Cermak Road

Offered at \$524,999

Bring your creativity to this investor's delight in the Heart of Chicago area. Don't miss this opportunity to rehab a 4-unit income property and create value. Each unit contains 2-beds and 1-bath. Building exterior is in good condition - roof and windows replaced in 2011. Interior cosmetics and systems need updating. Basement features separate egress/entrance and is full size with ample ceiling height - ample for duplexing down. Attic is unfinished and ready for expansion. Situated blocks away from the Western and Damen Pink Line stations.



### DAMIAN ALBERT

Principal & Managing Broker

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#### ADDITIONAL INFORMATION

	Bed / Bath	Occupancy	Current Rent	Sec. Deposit
Unit 1	2 / 1	Month-to-Month	\$650	-
Unit 2	2 / 1	June 2025	\$700	-
Unit 3	2 / 1	June 2025	\$625	-
Unit 4	2 / 1	June 2025	\$620	-

All information deemed reliable but not guaranteed.







