

2445 W HARRISON ST

MULTI-FAMILY INVESTMENT PROPERTY
ILLINOIS MEDICAL DISTRICT / TRI-TAYLOR

9 Bedrooms
5 Full Baths
2 Half Baths
In-Unit Laundry (All Units)
4 Car Garage (2 Tandem Spaces)
Extensive Rehab in 2015 (New Plumbing, Electrical and HVAC)

kw ONEChicago
KELLERWILLIAMS.
Each office is independently owned and operated.



PROPERTY SUMMARY

CAP RATE = 9.3%

GRM = 9.83

This ENORMOUS multi-family building in the Illinois Medical District / Tri-Taylor is one of the most unique and spacious investment properties in all of Chicago and will cash flow from day one! Everything new in 2015 including all new copper plumbing, electrical and HVAC, roof tear-off and replacement, new roof skylight, tuckpointing, in-unit laundry added to all units and more!

This property boasts extremely spacious units with soaring 10ft ceilings and receives TONS of natural sunlight. The oversized brick garage has enough space for 4 CARS (2 tandem spaces) and extra storage, electric and heat!

Extremely easy street parking available on Harrison St. Easily walk to the Illinois Medical District, Western CTA Blue Line station, UIC Campus, and bustling Taylor St in Little Italy with shops, restaurants and nightlife! Conveniently situated right off of I-290 expressway and you can be in the West Loop or Downtown in minutes. The location is a city commuter's dream!



2015 REHAB

- New copper plumbing, electrical and HVAC throughout
- New water main into building
- New laundry installed in all units
- New roof (complete tear-off), new skylight and tuckpointing
- New hardwood floors and kitchens and baths in Units 2 + 3
- New exterior gate and mailboxes



Unit 1

1 BED / 1 BATH
HUGE LIVE/WORK SPACE
2400 SQ FT

HUGE 2400 Sq Ft 1 Bed / 1 Bath artist loft live/work space with new in-unit laundry, floors, bathroom fixtures and new front windows.

Please note: This unit currently has access to the unfinished basement and garage for extra storage.



Unit 2

4 BED / 2.5 BATH
10 FT CEILINGS
3 Showers

Kitchens, baths and hardwood floors all new in 2015. New tankless hot water heater and in-unit laundry all added in 2015.

10Ft ceilings, extra storage closet, central heat and AC.

Unit 3

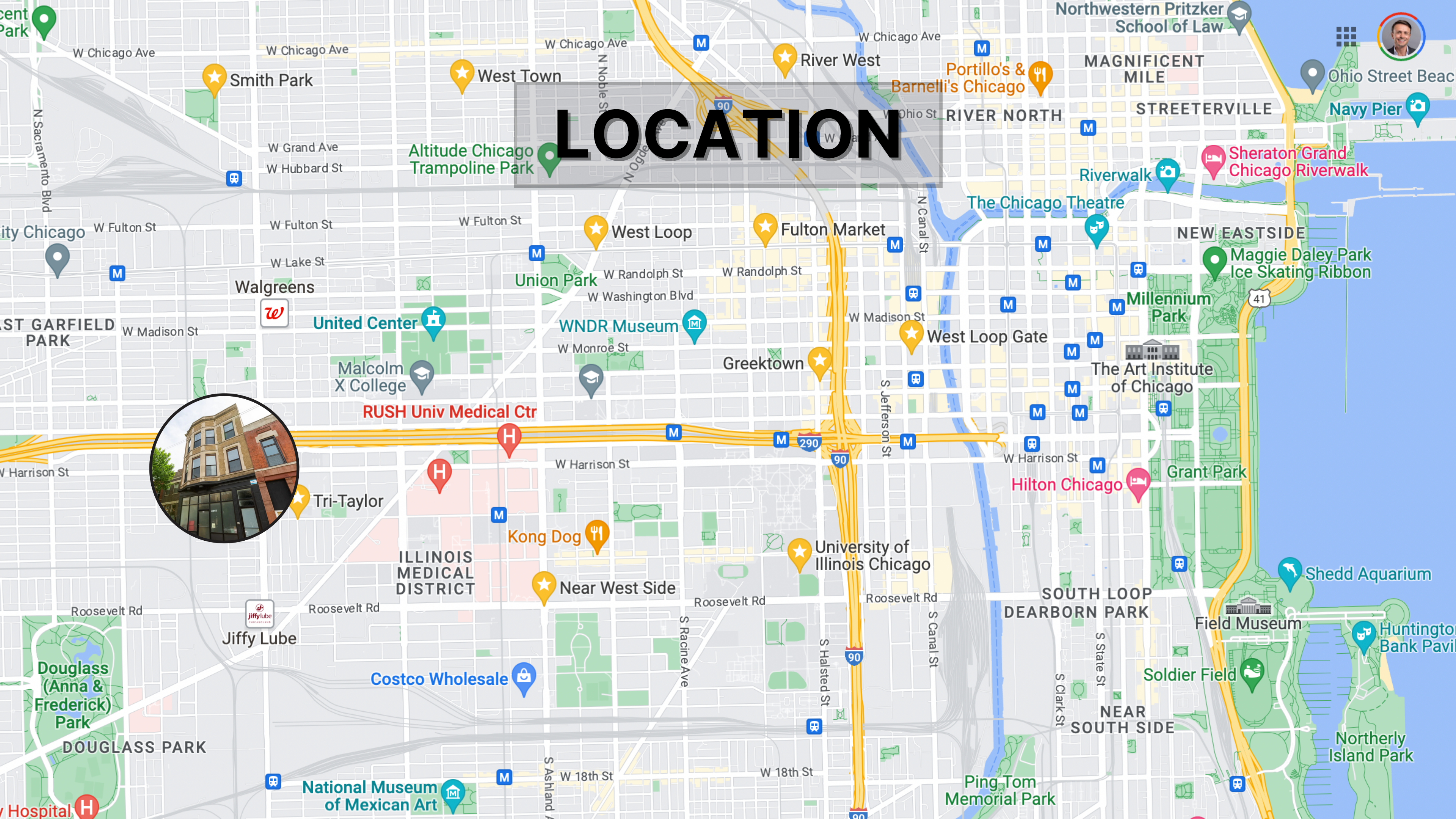
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LOCATION



Smith Park

West Town

River West

Portillo's & Barnelli's Chicago

MAGNIFICENT MILE

STREETERVILLE

RIVER NORTH

Sheraton Grand Chicago Riverwalk

Navy Pier

The Chicago Theatre

NEW EASTSIDE

Maggie Daley Park Ice Skating Ribbon

Fulton Market

West Loop

Union Park

Walgreens

United Center

WNDR Museum

Greektown

West Loop Gate

Millennium Park

The Art Institute of Chicago

RUSH Univ Medical Ctr

Hilton Chicago

Grant Park

Tri-Taylor

Kong Dog

University of Illinois Chicago

Shedd Aquarium

Near West Side

SOUTH LOOP DEARBORN PARK

Field Museum

Douglass (Anna & Frederick) Park

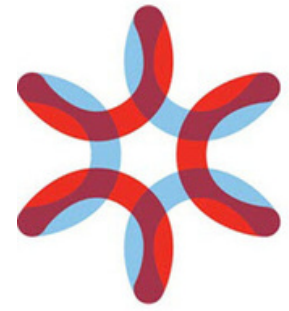
Costco Wholesale

Soldier Field

Northerly Island Park

National Museum of Mexican Art

Ping Tom Memorial Park



**ILLINOIS
MEDICAL
DISTRICT**

IN THE NEWS

Construction on UIC's \$115M tech center slated to start in June

Construction on a new tech center at the University of Illinois at Chicago is scheduled to begin in June as the college makes room for its growing computer science department and establishes a "new front door for technology in Chicago."

Renovation of the Old Cook County Hospital Building is named Midwest Project of the Year

The historic renovation of the Old Cook County Hospital Building has been named the Midwest Project of the Year by Engineering News-Record.

Metro Edge Assembles Development Team for \$257M Data Center

The development on Chicago's West Side is expected to break ground in 2023 and open in 2024. Metro Edge recently secured a 75-year ground lease on a 1.97-acre parcel in the IMD to build and operate a 19.8-megawatt, five-story, 184,720-square-foot data center.

