

# FOR SALE

## 6-UNIT APARTMENT BUILDING

### 7701 S. Sangamon Chicago, IL

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## \$350,000

- Complete Gut Rehab
- 6 Unit Apartment Building
- Unit Mix: Three 2-Bedroom + Three 1-Bedroom
- Each Unit is Individually Heated
- Washer / Dryer Hook-Ups
- Refinished Oak Hardwood Floors
- New: Furnaces
  - Kitchens & Baths W/Ceramic & Granite Tile
  - Appliances
  - Drywall
  - Light Fixtures
  - Copper Piping
  - Hot Water Tank
  - Intercom System
- Net Income: \$34,469
- 10% Cap Rate

**Note: Pre-Approval Letter from a Qualified Lender Required to Schedule a Showing.**



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