COLDWELL BANKER REALTY

423 E 63RD STREET

COMMERCIAL REAL ESTATE OFFERING MEMORANDUM | WOODLAWN, CHICAGO



$550,000 ASKING PRICE • 5,100 SF BUILDING • 6,456 SF SITE

KEY OFFERING DETAILS	
Asking Price	$550,000
Building Area	5,100 SF
Site Area	6,456 SF
Zoning	B3-3
Parking	4 spaces
2025 Property Taxes	$11,198

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INVESTMENT SNAPSHOT

A visible commercial opportunity along East 63rd Street in Woodlawn.

PROPERTY OVERVIEW	DETAIL
Location	423 E 63rd Street, Chicago, IL
Asking Price	$550,000
Building Area	5,100 SF
Site Area	6,456 SF
Zoning	B3-3
Parking	4 spaces
Property Taxes (2025)	$11,198



PROPERTY HIGHLIGHTS

FEATURE	INVESTMENT VALUE
Street visibility	Exposure along East 63rd Street
Flexible commercial space	Potential for owner-user or service-based operation
Site opportunity	Building plus adjacent land area
Neighborhood-serving location	Position near residential, transit, and corridor activity

WOODLAWN TRADE AREA

Community metrics and corridor exposure

COMMUNITY INDICATOR	AREA BENCHMARK
Population	Approximately 24,000
Median Age	32
Average Annual Income (provided)	Approximately $39,000

CORRIDOR EXPOSURE	DAILY ESTIMATE
Vehicle traffic	Approximately 11,300 cars
Pedestrian traffic	Approximately 200–500 people

CUSTOMER / CLIENT PROFILE

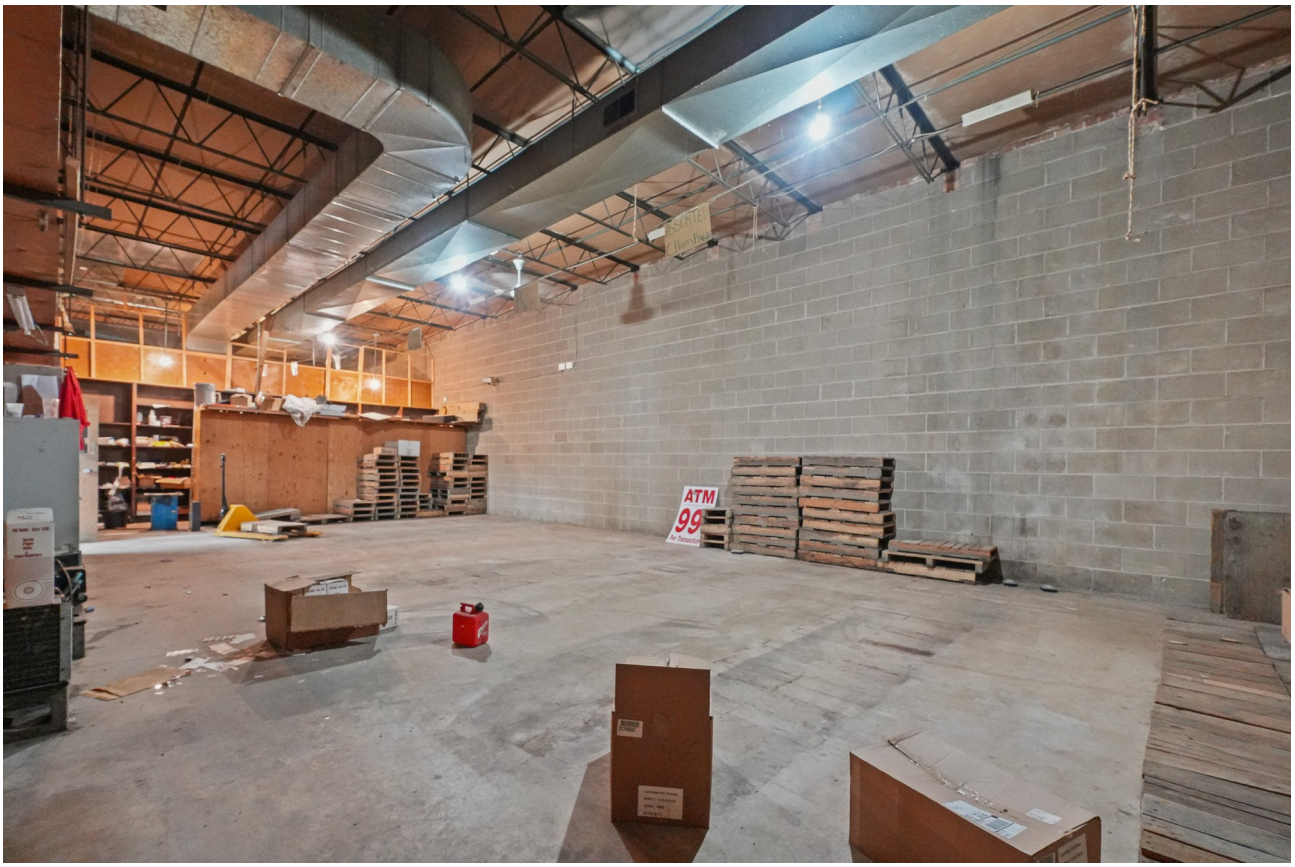
SEGMENT	POTENTIAL NEEDS / VISIT DRIVER
Neighborhood residents	Convenient everyday services, retail, and local amenities
Commuters & corridor users	Quick services, grab-and-go, appointments, visibility-driven stops
Families & caregivers	Childcare, health services, tutoring, family-oriented services
Small businesses & operators	Storefront, service space, flexible commercial location
Community organizations	Programs, outreach, workforce, education, or support services



CONCEPTUAL USE OPPORTUNITIES

Illustrative uses to explore based on space, location, and neighborhood-serving demand.

USE CATEGORY	POSSIBLE CONCEPTS
Health & wellness	Clinic, urgent care, behavioral health, dental, wellness provider
Community & workforce	Job training, workforce development, resource center, nonprofit services
Family services	Childcare, tutoring, youth programming, family support
Food & convenience	Neighborhood food service, café, specialty market
Business & services	Professional office, service business, shared workspace
Mixed-use / redevelopment	Explore additional uses or site redevelopment subject to feasibility



A location to build a business around visibility, access, and community-serving demand.



OFFERING SUMMARY

ITEM	DETAIL
Offering Price	$550,000
Property Address	423 E 63rd Street, Chicago, IL
Building	5,100 SF
Land / Site	6,456 SF
Zoning	B3-3
Parking	4 spaces
2025 Taxes	$11,198

BUYER DUE DILIGENCE

VERIFY PRIOR TO PURCHASE	
Building condition	Inspections, systems, repairs, environmental review
Use & zoning	Permitted use, approvals, licensing, zoning confirmation
Site & measurements	Building area, site area, parking, survey
Financials	Taxes, utilities, operating costs, insurance, improvements

PROPERTY PHOTO GALLERY

423 E 63RD STREET | WOODLAWN, CHICAGO



OPEN INTERIOR SPACE



INTERIOR STORAGE / SHELVING

PROPERTY PHOTO GALLERY

423 E 63RD STREET | WOODLAWN, CHICAGO



INTERIOR WORK AREA



EXISTING RETAIL DISPLAY

PROPERTY PHOTO GALLERY

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INTERIOR STORAGE AREA



STORAGE / SUPPORT SPACE

PROPERTY PHOTO GALLERY

423 E 63RD STREET | WOODLAWN, CHICAGO



BUILDING EXTERIOR & SITE



AERIAL PROPERTY VIEW

PROPERTY PHOTO GALLERY

423 E 63RD STREET | WOODLAWN, CHICAGO



AERIAL CORRIDOR VIEW

CONTACT & OFFERING



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COLDWELL BANKER REALTY

Knowledge. Integrity. Results.

Property information and potential uses are presented for marketing discussion. Buyer to verify property information, use, and suitability.