

Offering Memorandum

FIRE DAMAGED FUNERAL HOME

Price at \$300,000

2701 W 63RD ST CHICAGO IL



MoHall Commercial
& Urban Development

Executive Summary

MoHall Commercial & Urban Development presents a rare opportunity to acquire a freestanding commercial building in Chicago's revitalizing Chicago Lawn neighborhood. Located at 2701 W 63rd Street, this nearly 7,000 square foot building sits on an oversized 17,963 square foot lot with dedicated parking for 20 vehicles, offering exceptional visibility and access along one of the South Side's most active commercial corridors.

Previously operating as a full-service funeral home, the property includes two large chapels, private offices, a casket display room, professional prep space, and main-level restrooms. A fire recently affected approximately 1,000 square feet in the front sitting area. While the damage is visible and will require remediation, it represents a significant value-add opportunity for a buyer with vision. The existing layout and infrastructure remain largely intact, creating the ideal canvas for repositioning.

This site is zoned B1-1 Neighborhood Shopping District, which allows for retail storefronts on a low-traffic commercial street with the added flexibility of residential units above. It's a zoning designation perfectly suited for mixed-use redevelopment, institutional reuse, or continued commercial operations. The second floor includes a two-bedroom, one-bath residential unit with separate access—ideal for live-work use, on-site staff, or additional income potential.

Strategically located in Chicago's 16th Ward under Alderwoman Stephanie D. Coleman, this property is surrounded by schools, churches, active retail nodes, and a dense residential base. With proximity to the CTA Red and Green Line stations, major bus routes, and direct access to I-55 and I-90/94, this site offers unmatched connectivity to downtown Chicago, Midway Airport, and surrounding suburbs.

For established funeral home operators seeking expansion, churches looking to plant a long-term footprint, or commercial developers interested in rehabbing a large South Side asset, this property delivers the fundamentals: land, location, and latent value. Fire damage has created an opening for repositioning at an attractive basis—making this not just a restoration project, but a strategic long-term play in a neighborhood with ongoing public and private reinvestment.

This is your opportunity to reimagine a legacy property into a modern commercial asset that serves the needs of the community and delivers lasting value.



Property Overview

Property Address: 2701 W 63rd Street, Chicago, IL 60629

Building Size: 6,960 SF

Lot Size: 17,963 SF

Zoning: B1-1 (Neighborhood Shopping District)

Parking: Dedicated onsite parking for 20 vehicles

Residential Unit: 2 Bed / 1 Bath second-floor apartment with private access

2023 Property Taxes: \$5,037.59

Offering Price: \$300,000

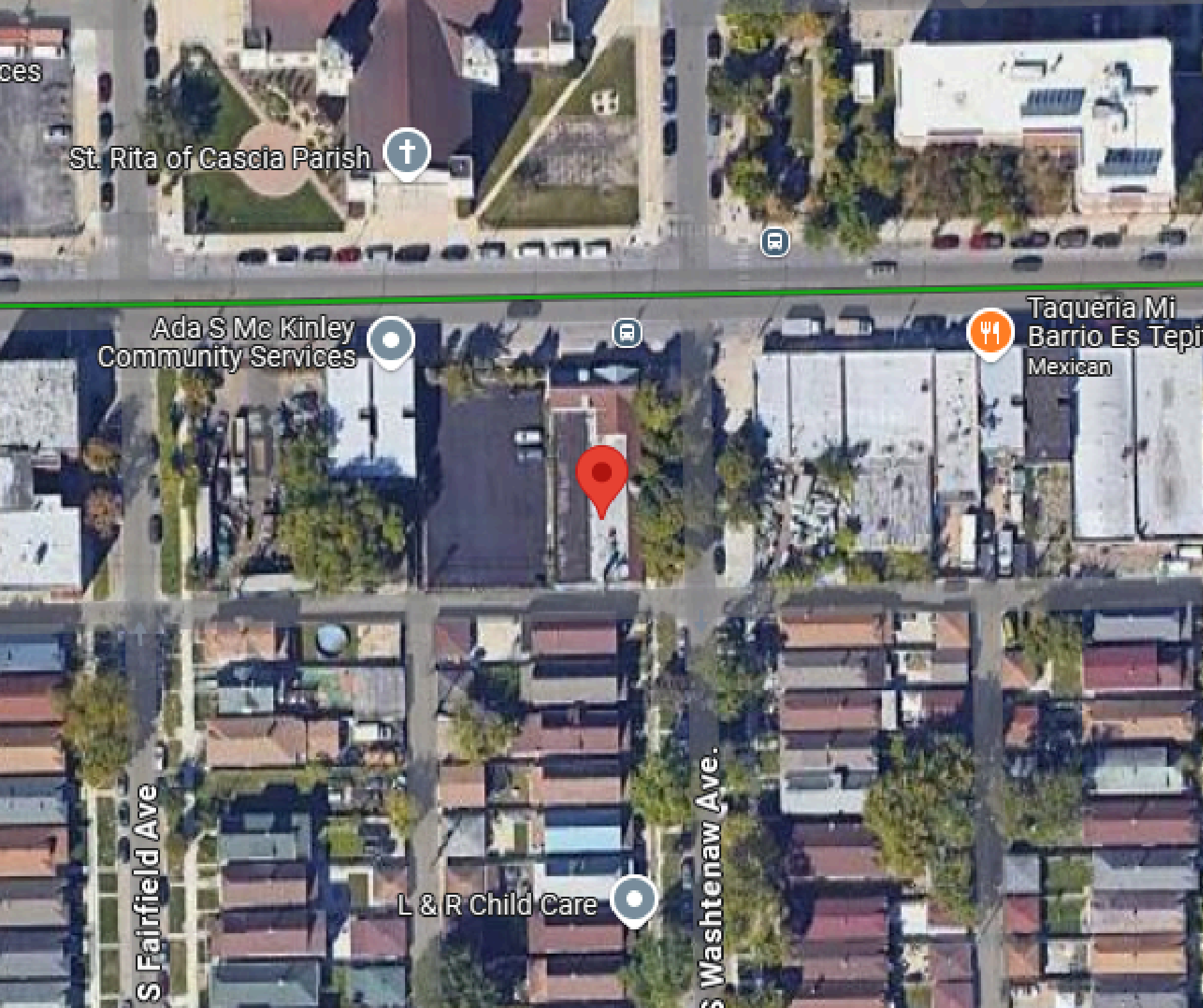
Property Details

Former Use: Full-Service Funeral Home

Building Layout:

- Two spacious chapels
- Reception/waiting area
- Administrative offices
- Professional prep room
- Casket display showroom
- Main-level restrooms
- Separate entrance to residential apartment upstairs

Condition Note: A recent fire impacted approximately 1,000 SF in the front sitting area. The remainder of the structure remains intact and presents an ideal candidate for redevelopment, restoration, or adaptive reuse.



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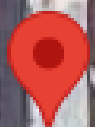
St. Rita of Cascia Parish



Ada S Mc Kinley
Community Services



Taqueria Mi
Barrio Es Tepi
Mexican



S Fairfield Ave

L & R Child Care



S Washtenaw Ave.

Location

Located in the 16th Ward under Alderwoman Stephanie D. Coleman, 2701 W 63rd Street is surrounded by:

- A dense residential population
- Nearby schools, churches, and retail anchors
- Ongoing public/private revitalization efforts in South Side communities
- CTA Bus Stops: 63rd Street corridor
- CTA Trains: Red Line (Ashland), Green Line (Ashland/63rd)
- Expressways: I-55, I-90/94 nearby
- Airport: 10 minutes to Midway



Investment Highlight

- **Value-Add Opportunity:** Fire damage in a 1,000 SF front area presents a prime repositioning opportunity at a reduced basis
- **Prominent Corner Location:** High visibility along one of the South Side's most active commercial corridors
- **Existing Infrastructure:** Two large chapels, private offices, casket room, restrooms, and prep room remain largely intact
- **Live-Work Potential:** Second-floor residential unit ideal for staff, income, or owner-occupant
- **Flexible Zoning (B1-1):** Ideal for commercial reuse, mixed-use development, or institutional occupancy
- **Connectivity:** Proximity to CTA Red & Green Lines, I-55, I-90/94, and multiple bus routes



Professional Photos



Professional Photos



Fire Damaged Area





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Mohall Commercial and Urban Development is a forward-thinking real estate development firm dedicated to revitalizing urban landscapes and fostering commercial growth. With a focus on sustainability and community engagement, Mohall specializes in transforming underutilized spaces into vibrant hubs of economic activity and social interaction. Their portfolio includes a diverse range of projects, from modern office spaces and retail centers to mixed-use developments that seamlessly blend residential, commercial, and recreational areas. By prioritizing innovative design, high-quality construction, and strategic location selection, Mohall aims to create dynamic environments that meet the evolving needs of businesses and communities alike. Committed to excellence and sustainability, Mohall Commercial and Urban Development is a leader in shaping the future of urban living and commercial success.



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