

SALE

3-Story Oak Park Investment Opportunity

1053 LAKE STREET

Oak Park, IL 60301

PRESENTED BY:

**KAREN KULCZYCKI, CCIM,
SIOR**

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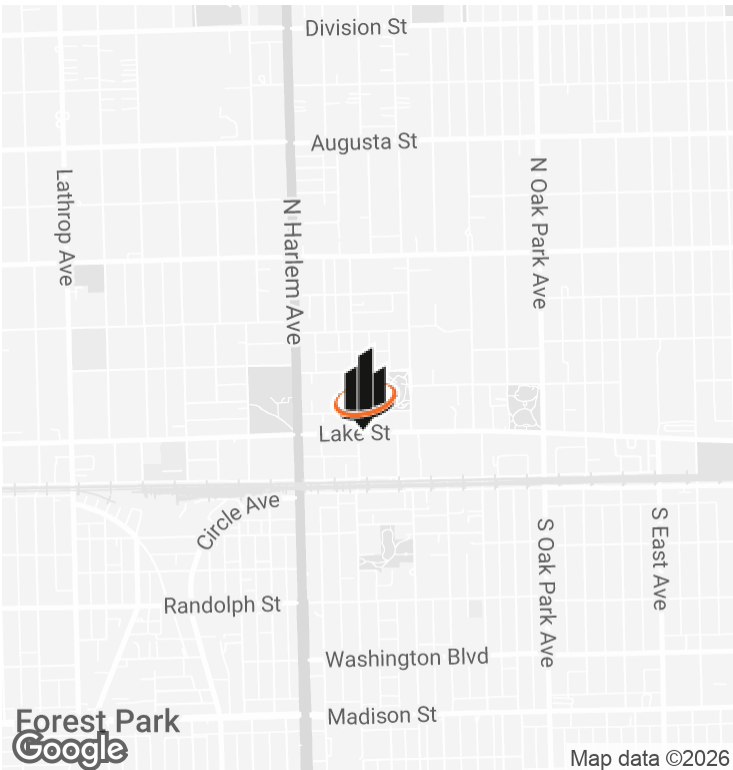
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IL #471020279



SVN
CHICAGO COMMERCIAL

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
BUILDING SIZE:	+/- 6,000 SF
LOT SIZE:	0.04 Acres
NUMBER OF UNITS:	3 Full Floors
APN:	16-07-126-002-0000

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 1053 Lake Street, a ±6,000 SF Three-Story Retail and Office Building in Oak Park, Illinois. Located in the heart of downtown Oak Park, this property is 67% occupied with three full-floor tenants, elevator, plenty of windows. Retail Restaurant on Ground Floor with outdoor patio, 2 restrooms, prep area and kitchen. Second Floor Music Institute has 6 offices, lobby areas, 2 restrooms with building signage. Third Floor Wellness Group has lobby and reception, 4 offices, kitchenette area, 2 restrooms. With nearby access to I-290, I-294, the CTA Green Line and multiple bus routes, the property enjoys seamless connections to the broader Chicago metropolitan area.

PROPERTY HIGHLIGHTS

- ±6,000 SF Three-Story Retail and Office
- Three Full Floor Tenants | 100% Occupied | Full Building Opportunity in 2026
- Prime location in the heart of downtown Oak Park
- High visibility | Blocks to the CTA

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RETAIL RESTAURANT PHOTOS



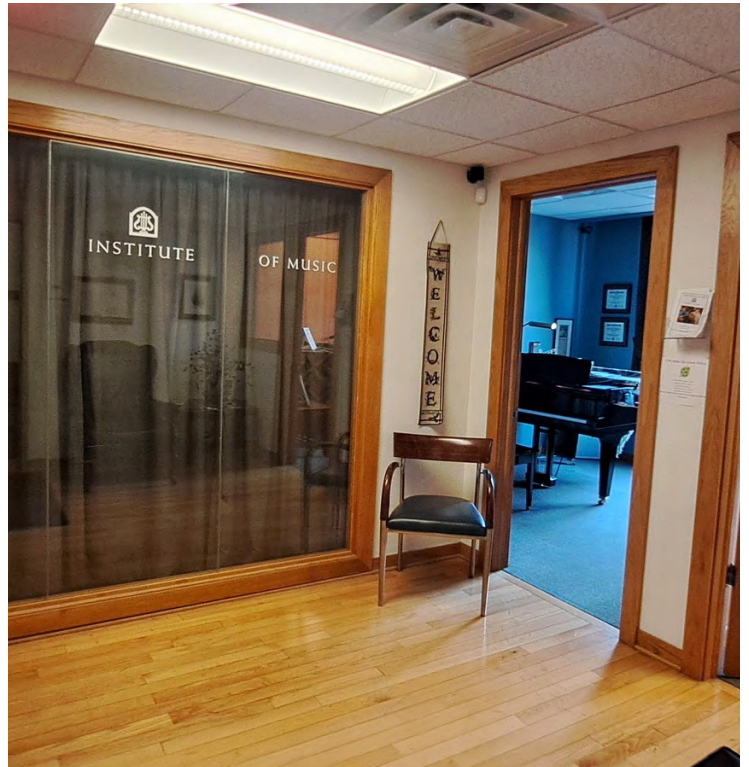
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2ND FLOOR OFFICE PHOTOS



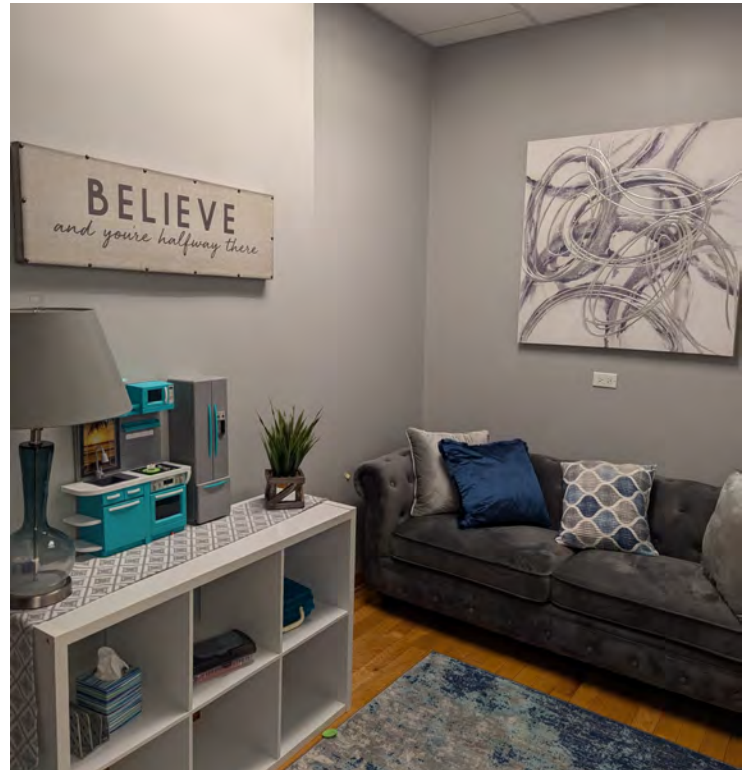
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3RD FLOOR OFFICE PHOTOS



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RETAILER MAP



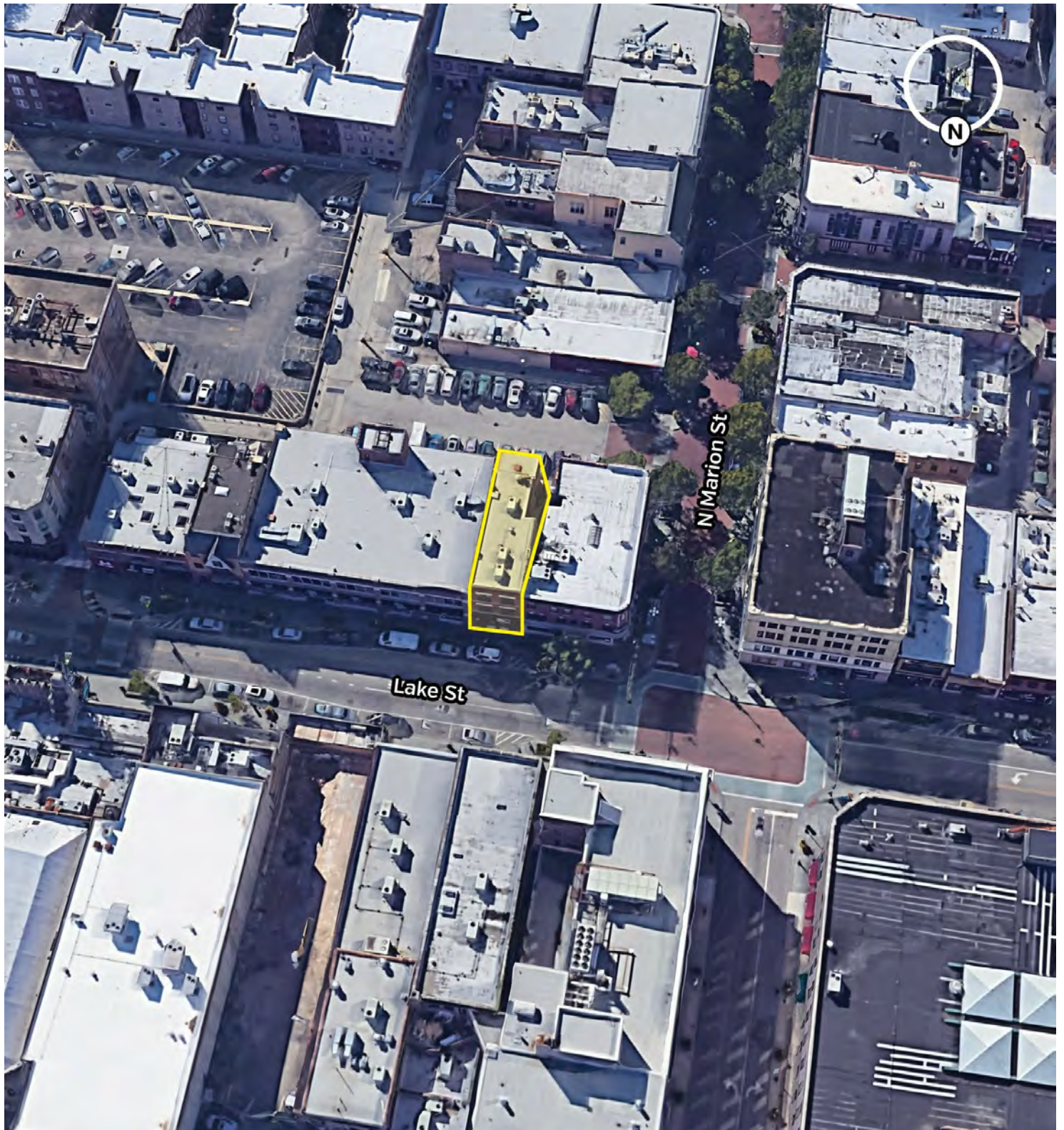
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AERIAL



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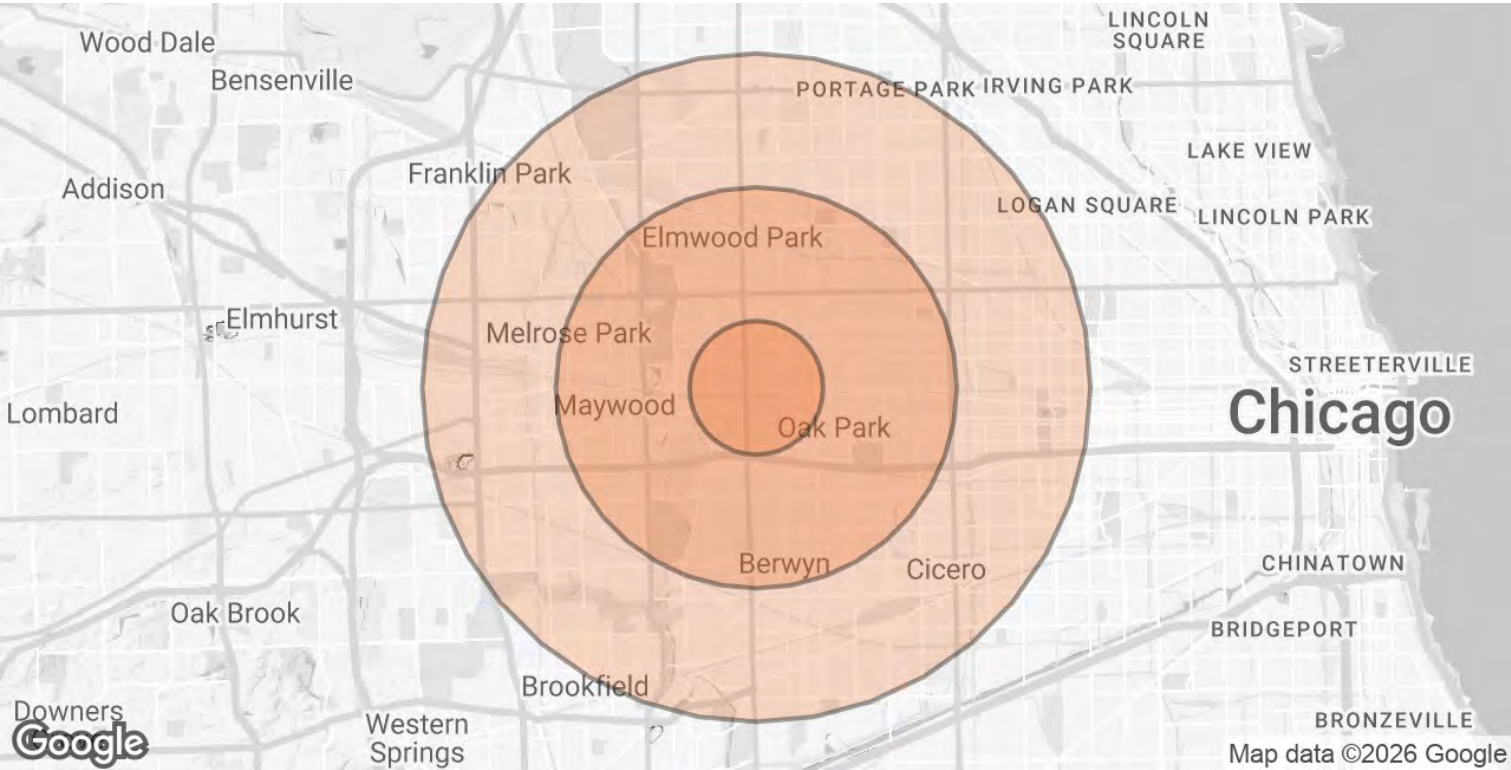
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INCOME & EXPENSES

INCOME SUMMARY		3-STORY OAK PARK INVESTMENT OPPORTUNITY
GROSS INCOME		\$75,000
EXPENSES SUMMARY		3-STORY OAK PARK INVESTMENT OPPORTUNITY
TAXES (2024)		\$41,528
INSURANCE		\$4,487
UTILITIES (ELECTRIC, GAS WATER/SEWER, CABLE/INTERNET)		\$12,136
SCAVENGER		\$1,116
REPAIRS & MAINTENANCE		\$7,765
OUTSIDE CONTRACTOR		\$6,345
PROPERTY MANAGEMENT		\$5,642
OPERATING EXPENSES		\$79,019
NET OPERATING INCOME		(\$4,019)

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	34,426	289,989	766,364
AVERAGE AGE	43	40	39
AVERAGE AGE (MALE)	41	38	38
AVERAGE AGE (FEMALE)	44	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	17,207	109,079	272,301
# OF PERSONS PER HH	2	2.7	2.8
AVERAGE HH INCOME	\$152,728	\$101,736	\$91,305
AVERAGE HOUSE VALUE	\$525,709	\$375,335	\$340,041

Demographics data derived from AlphaMap

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