

Downtown Oak Park Value-add Investment Opportunity

113-115 N. MARION STREET

Oak Park, IL 60301

PRESENTED BY:

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OLIVIA WIRTH

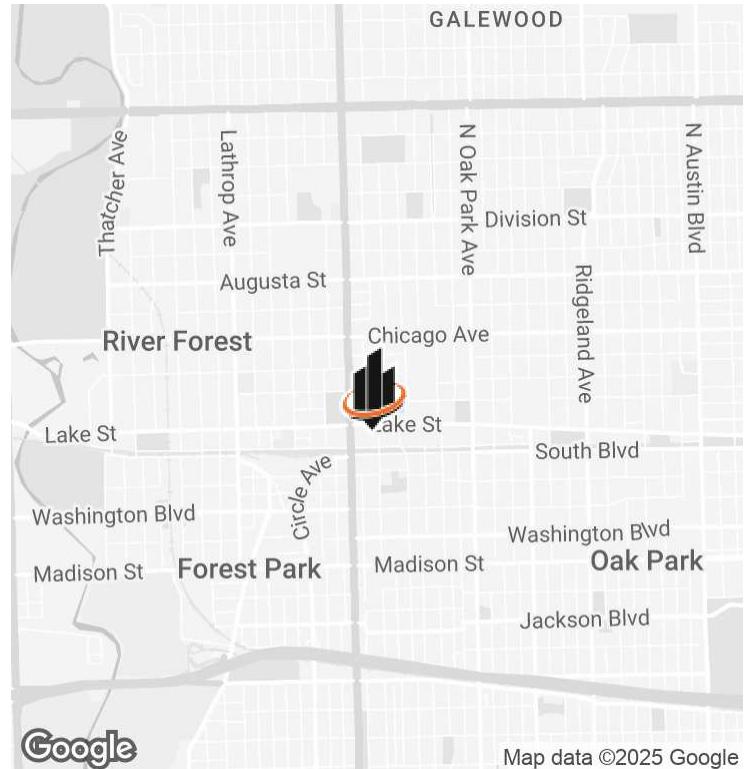
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,350,000
NUMBER OF UNITS:	16
NOI:	\$121,014.48
OCCUPANCY:	89%
LOT SIZE:	0.14 Acres
BUILDING SIZE:	9,737 SF
SUBMARKET:	Near West
APN:	16-07-125-016-0000

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present this unique Value-Add investment opportunity in the heart of downtown Oak Park. 113-115 N. Marion Street includes 43' of retail frontage on Marion and has 2 Retail Units and 14 Office Suites on the 2nd floor. This location has achieved a Walker's Paradise Walk Score, and with nearby access to I-290, I-294, the Oak Park Metra Station the CTA Green Line and multiple bus routes, the property enjoys seamless connections to the broader Chicago metropolitan area.

PROPERTY HIGHLIGHTS

- +/- 9,737 SF Mixed Retail and Office on 0.14 AC
- Steps to the Metra | Signalized Intersection
- Heart of downtown Oak Park | Walker's Paradise
- High visibility | Frontage on N. Marion Street
- 2 Retail Units | 14 Office Units
- Surrounded by diverse retail & dining options

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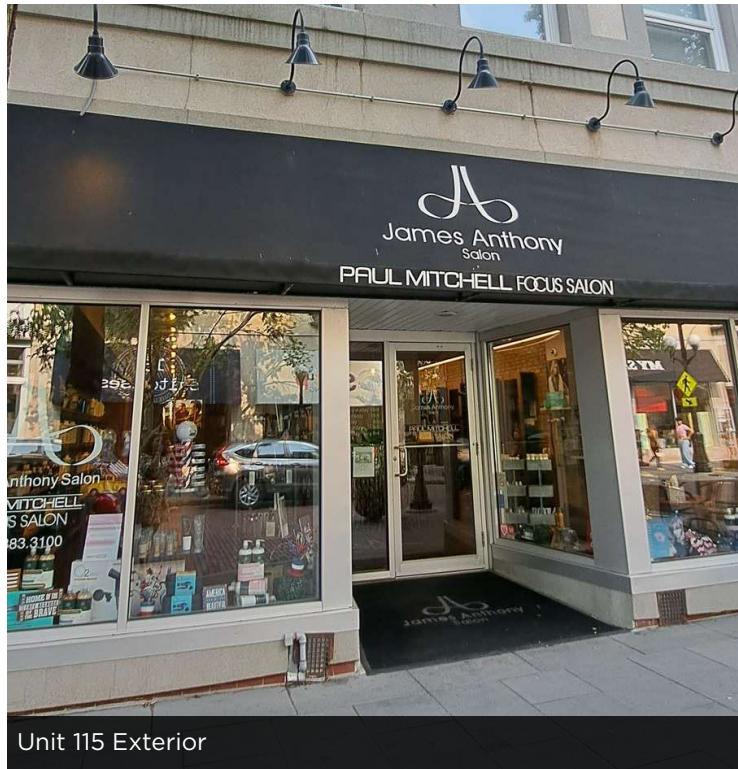
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UNIT 113 RETAIL (RESTAURANT) AND UNIT 115 OFFICE SUITES

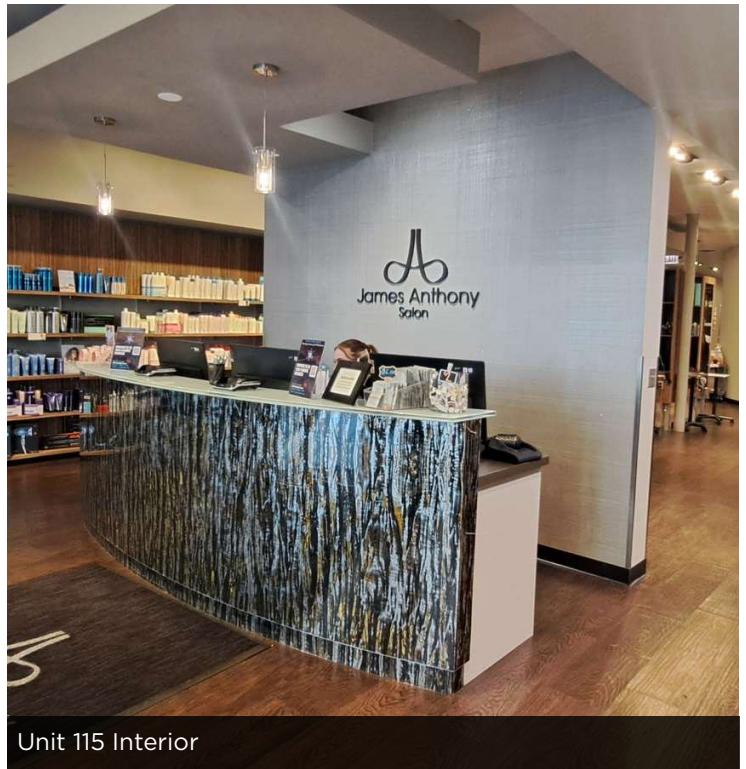


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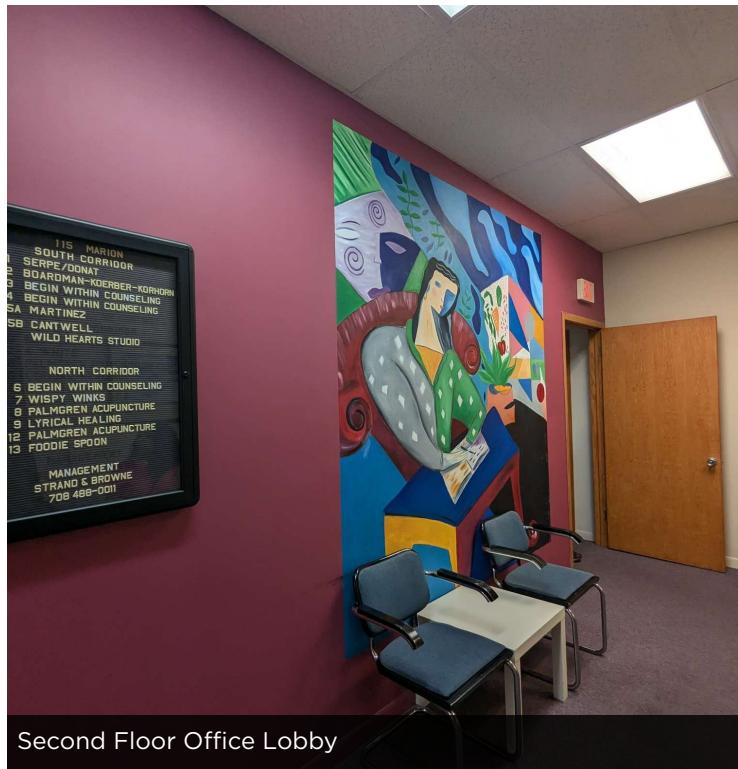
ADDITIONAL PHOTOS



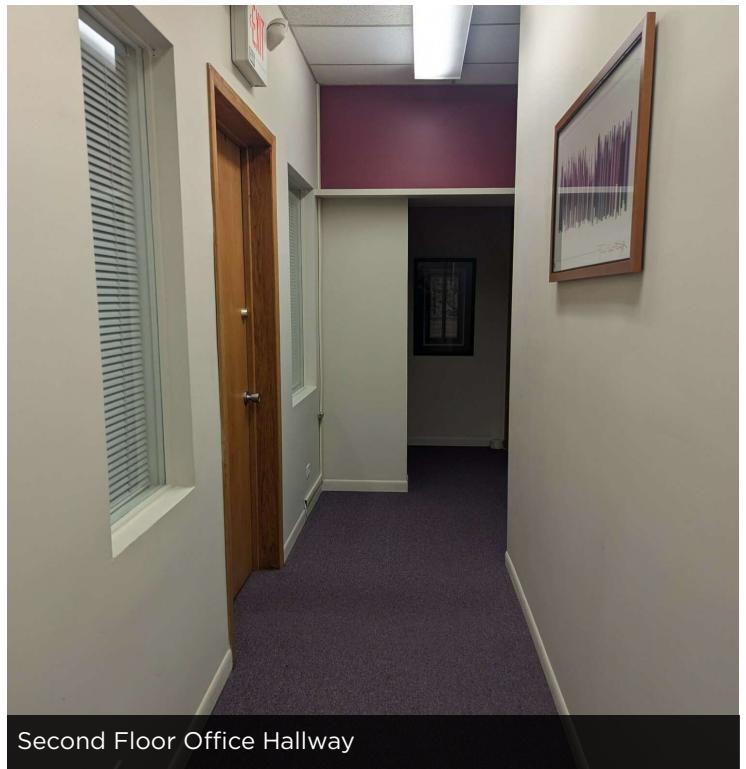
Unit 115 Exterior



Unit 115 Interior



Second Floor Office Lobby

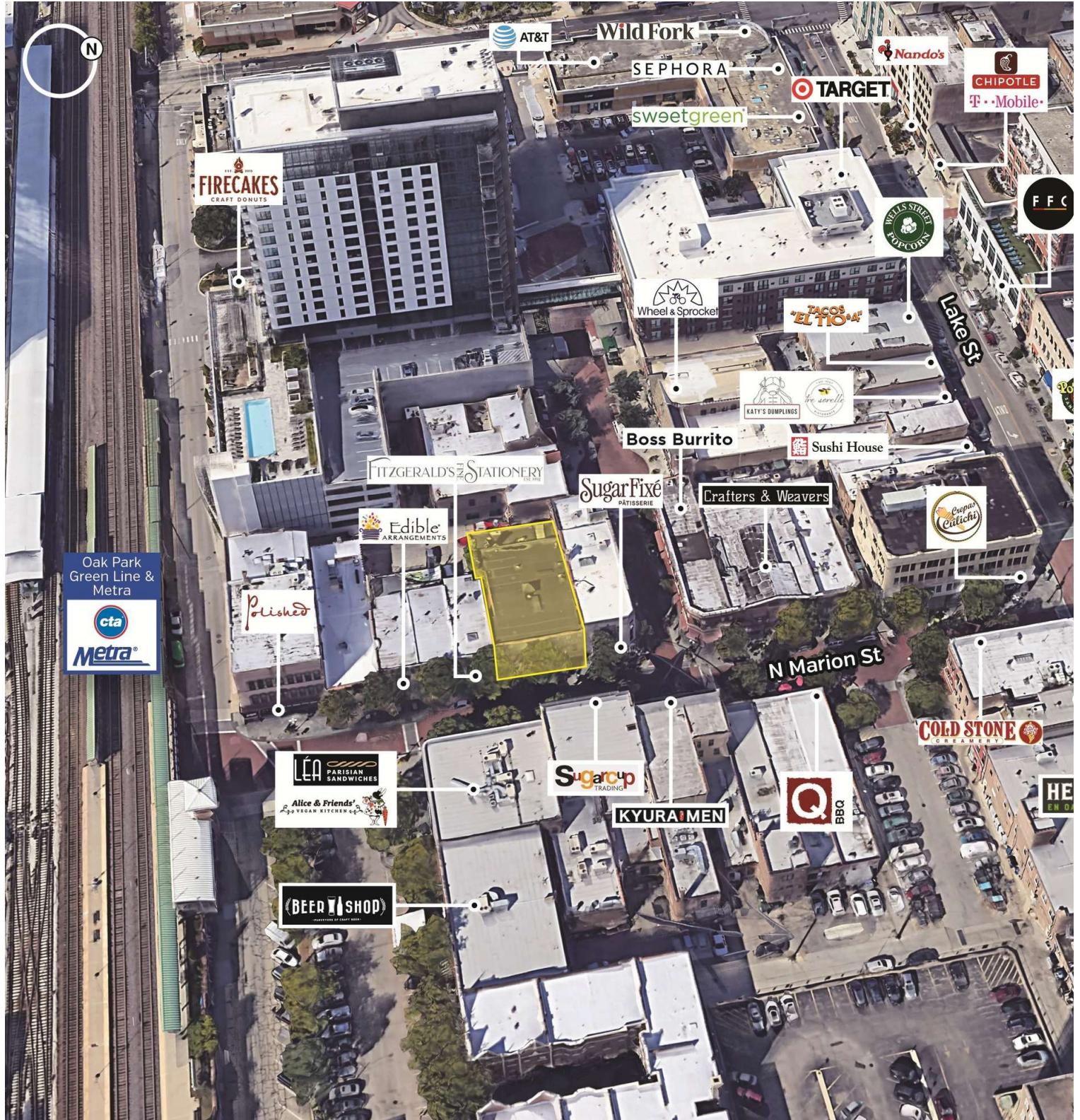


Second Floor Office Hallway

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PROPERTY AERIAL



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DOWNTOWN OAK PARK VALUE-ADD INVESTMENT OPPORTUNITY | 1113-115 N. Marion Street Oak Park, IL 60301 SVN | CHICAGO COMMERCIAL



SECTION 1

Financial Analysis

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
115	James Anthony Salon	3,000 SF	30.81%	\$26.24	\$78,720.00	7/1/2013	12/31/2028
113	Restaurant	2,000 SF	20.54%	\$38.86	\$77,720.04	4/01/2025	12/31/2035
1	Vacant	290 SF	2.98%	-	-	-	-
2	Vacant	170 SF	1.75%	-	-	-	-
3	Vacant	150 SF	1.54%	-	-	-	-
4	Photographer & Seamstress	340 SF	3.49%	\$20.00	\$6,800.04	11/1/2024	10/31/2027
5A	Artist	180 SF	1.85%	\$22.33	\$4,019.40	12/1/2024	11/30/2026
5B	Attorney	150 SF	1.54%	\$26.86	\$4,029.00	6/1/2025	5/31/2026
6	Vacant	95 SF	0.98%	-	-	-	-
7	Counselor	260 SF	2.67%	\$22.00	\$5,720.04	12/1/2024	11/30/2026
8	Vacant	220 SF	2.26%	-	-	-	-
9	Vacant	130 SF	1.34%	-	-	-	-
10	Trauma Counselor	220 SF	2.26%	\$26.86	\$5,909.20	4/15/2025	4/30/2027
11	Counselor	168 SF	1.73%	\$23.81	\$3,999.96	11/1/2024	10/31/2025
12	Jewelry Maker	180 SF	1.85%	\$26.86	\$4,834.80	2/1/2025	1/31/2026
13	Birth Roots Midwifery	120 SF	1.23%	\$26.86	\$3,223.20	2/1/2025	1/31/2026
TOTALS		7,673 SF	78.82%	\$260.68	\$194,975.68		

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INCOME & EXPENSES

INCOME SUMMARY

DOWNTOWN OAK PARK VALUE-ADD INVESTMENT OPPORTUNITY

VACANCY COST

\$0

GROSS INCOME

\$194,976

EXPENSES SUMMARY

DOWNTOWN OAK PARK VALUE-ADD INVESTMENT OPPORTUNITY

TAXES (2023)

\$52,759

INSURANCE

\$4,488

UTILITIES (ELECTRIC, GAS, WATER, SEWER)

\$6,117

WASTE DISPOSAL

\$817

REPAIRS/MAINTENANCE

\$2,000

JANITORIAL

\$2,100

PROPERTY MANAGEMENT

\$5,679

OPERATING EXPENSES

\$73,961

NET OPERATING INCOME

\$121,014

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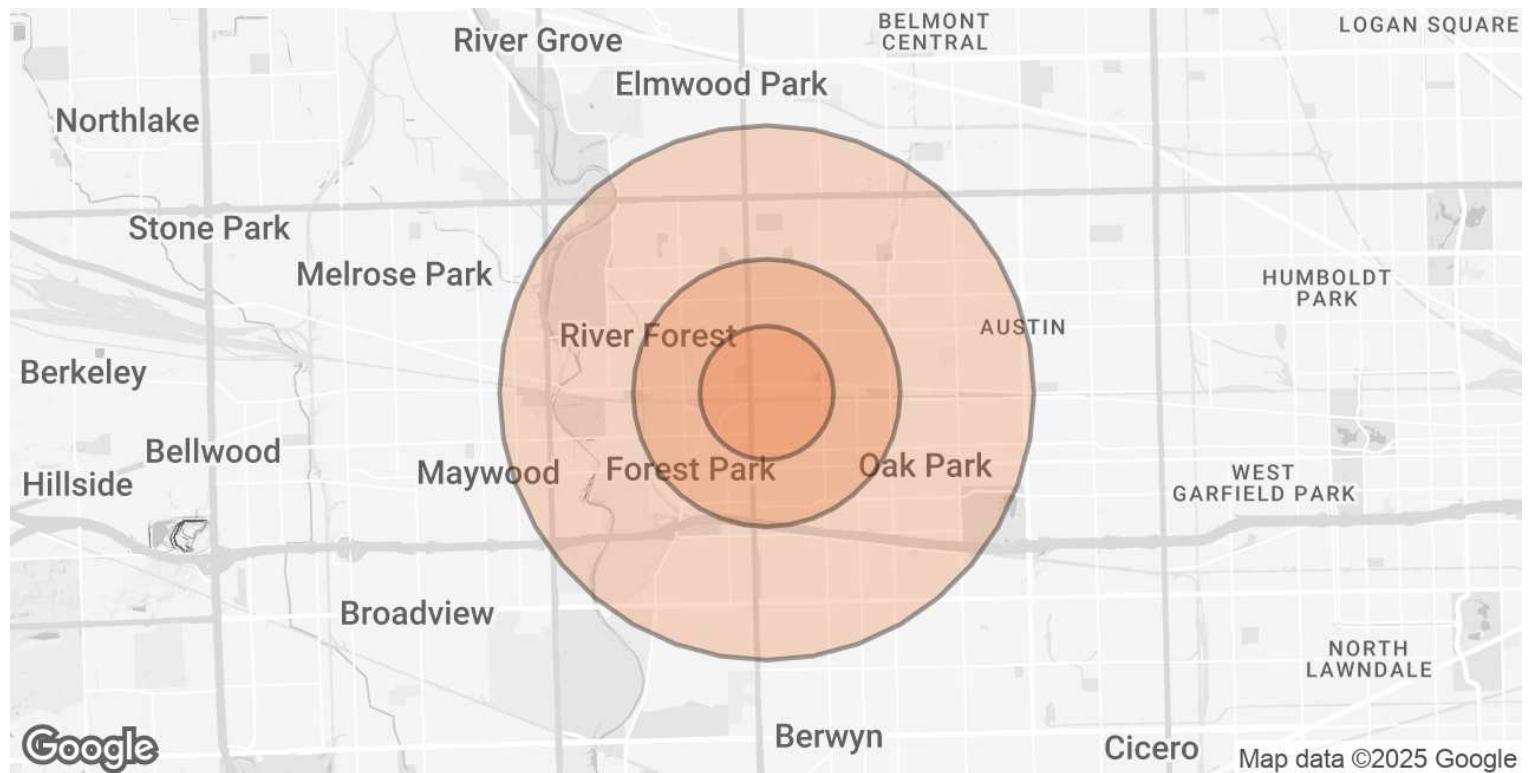
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2 MILES
TOTAL POPULATION	11,871	35,138	116,516
AVERAGE AGE	44	43	41
AVERAGE AGE (MALE)	43	41	40
AVERAGE AGE (FEMALE)	46	44	42
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
TOTAL HOUSEHOLDS	6,839	17,565	49,744
# OF PERSONS PER HH	1.7	2	2.3
AVERAGE HH INCOME	\$118,493	\$152,553	\$131,340
AVERAGE HOUSE VALUE	\$418,052	\$525,181	\$481,112

Demographics data derived from AlphaMap

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