

FOR SALE

Updated Flex Office Warehouse

5710 N NORTHWEST HIGHWAY

Chicago, IL 60646

NW HWY & NAGLE



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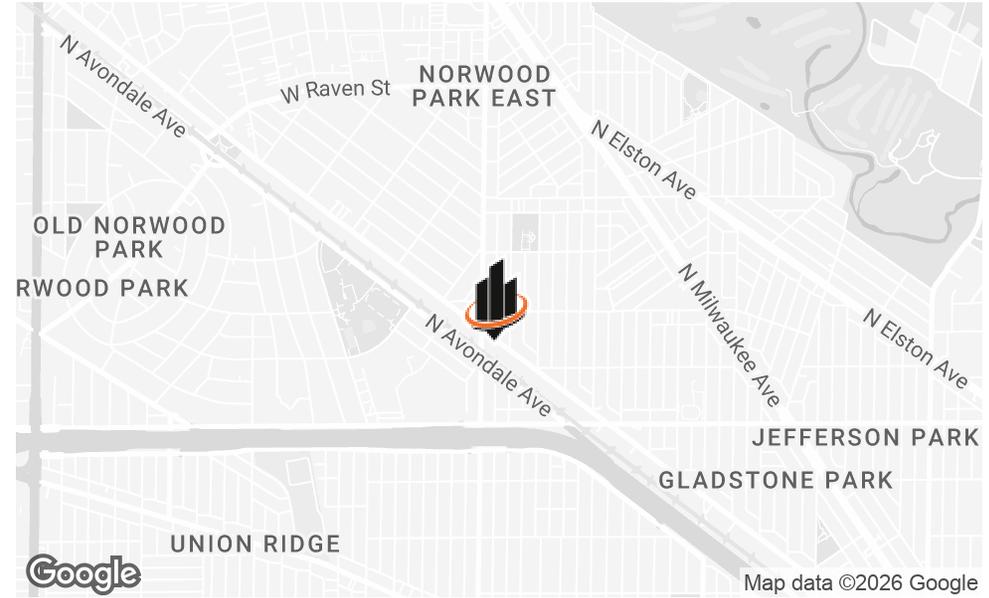
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$799,000
LEASE RATE:	\$15 PSF NNN
BUILDING SIZE:	4,586 SF
LOT SIZE:	0.145 Acres
PRICE / SF:	\$174.23
YEAR BUILT:	1954
RENOVATED:	2024
ZONING:	M1-1
TRAFFIC COUNT:	10,400

PROPERTY OVERVIEW

Northwest Hwy & Nagle. Own this well maintained brick Flex Office/Warehouse with side driveway leading to a 10X8 Overhead Drive in Dock. 1,980 SF Office & 2,675 SF warehouse/storage with 13' Clear Height. 440 amp / 3 phase Electrical Service. New roof 2019. Updated Private Offices, Conference Room, Kitchen, and Bathroom with Shower. Hew HVAC and Overhead Drive in door 2024. Tenant in place until September 2026, Call David Coupe for more information or to arrange a tour at 847-812-8414.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 4,586 SF building
- Built in 1954, Updated 2024
- Zoned M 1-1
- Located on the Northwest side
- 100% occupancy - Leased Through Sep 2026
- 1,980 SF updated office space New Carpet & Paint 2025
- 2,675 SF versatile warehouse area
- Convenient drive-in access New DID 2024
- 13' clear height
- New roof installed in 2019
- New Roof Top HVAC 2024
- 440 Amp 3-Phase Electrical capabilities
- Includes a dedicated conference room
- Fully equipped kitchen area
- Bathroom complete with a shower

ADDITIONAL PHOTOS



Front - North East - Elevation



North Elevation



Rear - South East - Elevation



Northeast Elevation - Proximity to Nagle

ADDITIONAL PHOTOS



Northwest Elevation - Driveway and Drive-in Door



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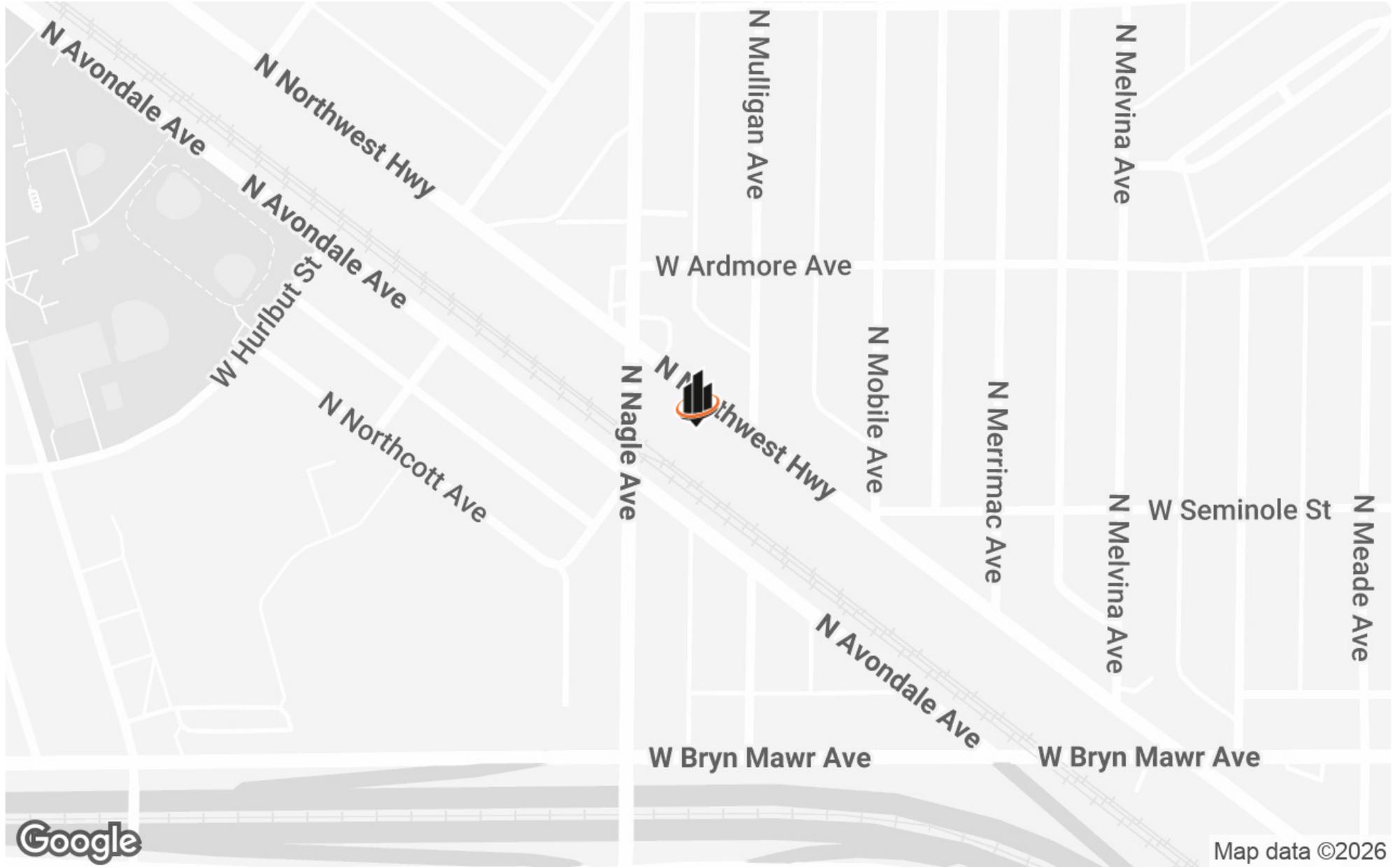


Southwest Elevation - Rear

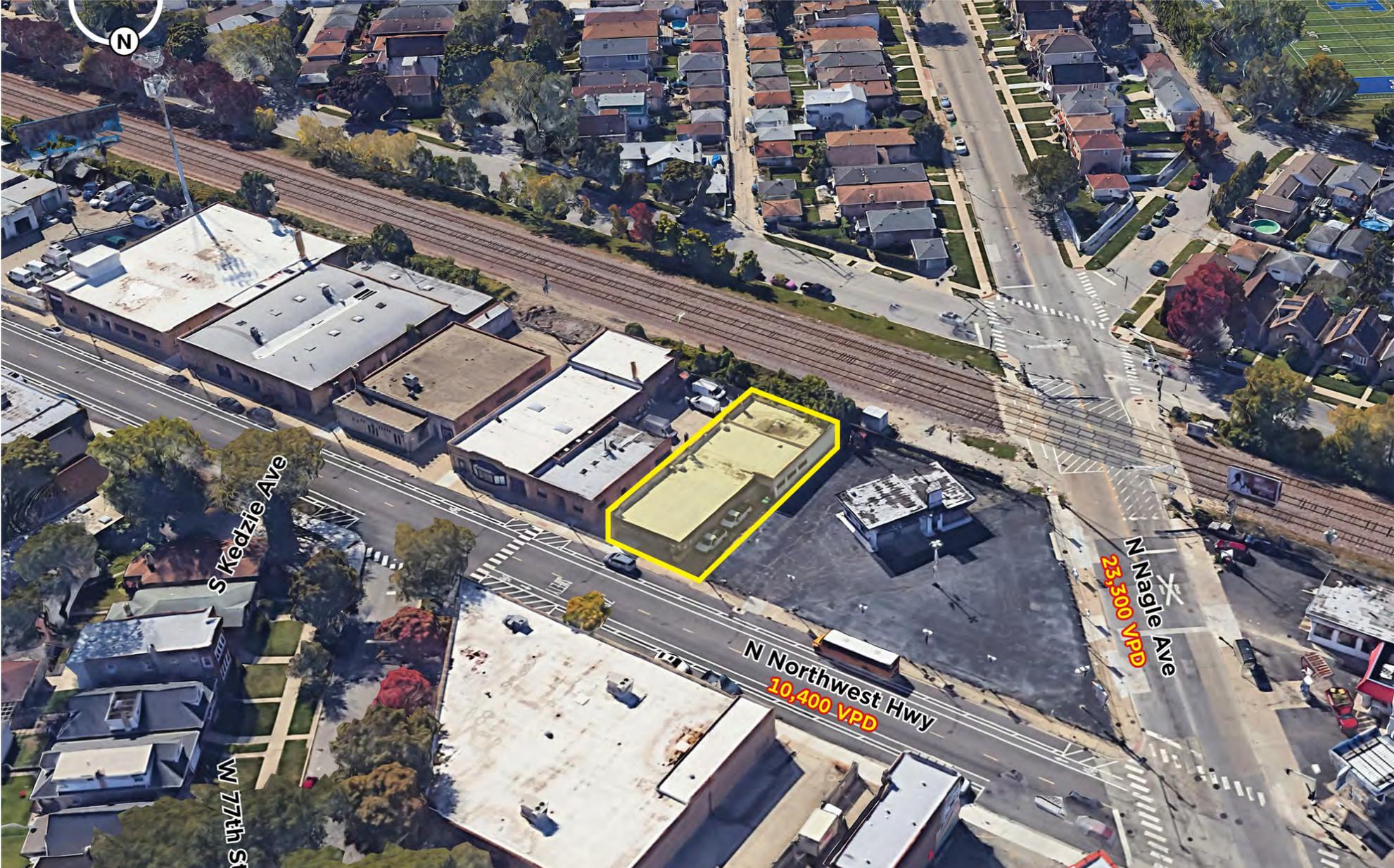


Facade refresh 2025

LOCATION MAP



AERIAL





SECTION 1
Demographics



W 77th St

N Northwest Hwy
 10,400 VPD

N Nagle Ave
 23,300 VPD

DEMOGRAPHICS MAP & REPORT

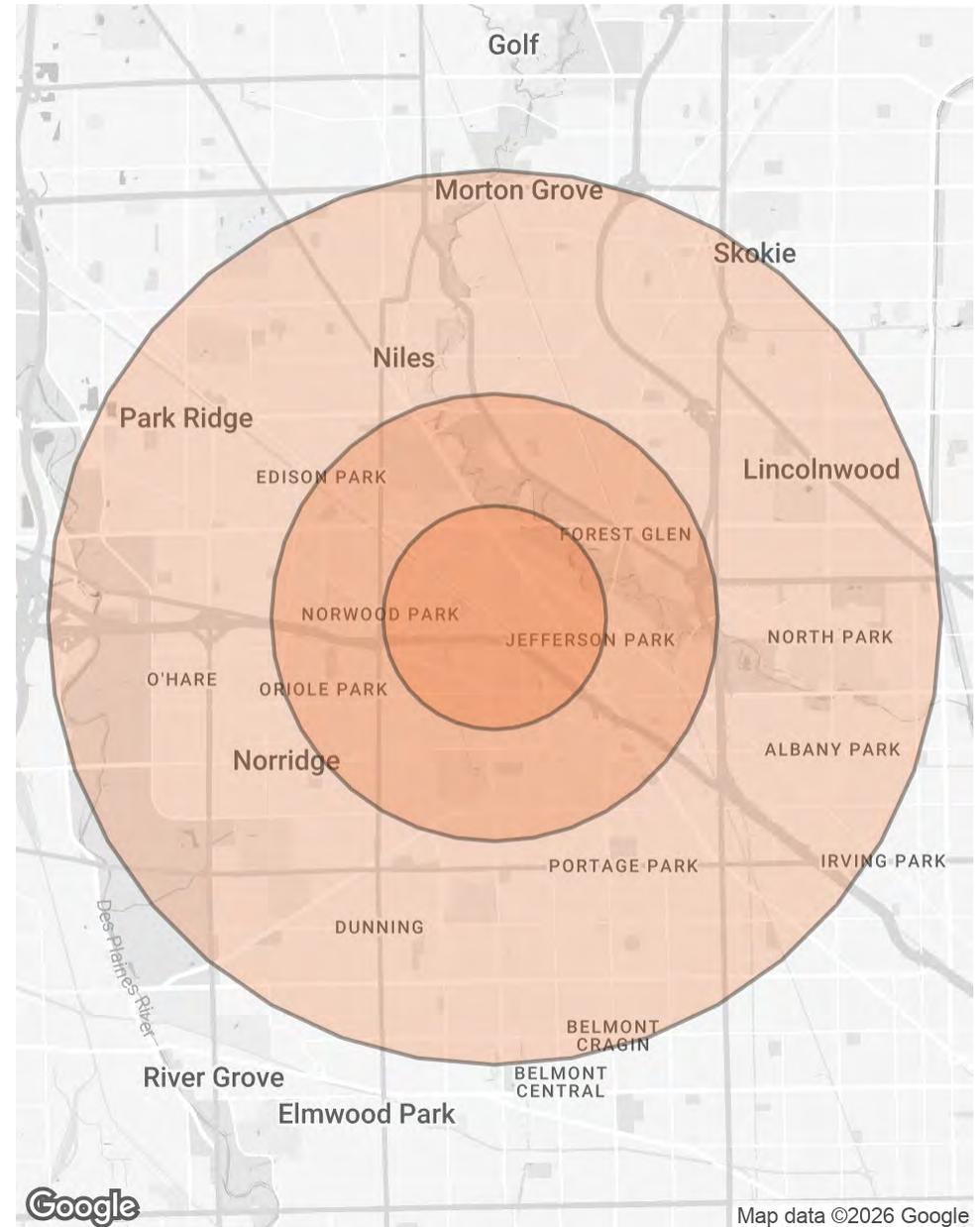
POPULATION

	1 MILE	2 MILES	4 MILES
TOTAL POPULATION	28,099	108,354	390,311
AVERAGE AGE	43	43	42
AVERAGE AGE (MALE)	42	42	41
AVERAGE AGE (FEMALE)	44	45	43

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	4 MILES
TOTAL HOUSEHOLDS	11,288	43,303	147,551
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$123,023	\$128,906	\$122,037
AVERAGE HOUSE VALUE	\$454,817	\$453,437	\$438,112

Demographics data derived from AlphaMap





SECTION 2
Advisor Bios

DAVID COUPE



DAVID COUPE

Senior Advisor

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PROFESSIONAL BACKGROUND

David Coupe serves as a Senior Advisor at SVN specializing in Industrial, Self Storage, Investment Sales, and Office properties. Coupe joined SVN as an experienced Entrepreneur who has spent the past two decades focused on investments of two kinds – Equity Derivatives and Real Estate.

After a successful trading career on the Chicago Board Options Exchange, Coupe Started a series of companies that specialized in Real Estate Investment, Development, Condominium Conversion, Brokerage, and Property Management. His creativity, tenacity, and expertise with creative financing strategies is the fuel that propels him to deliver deals to the closing table.

Coupe has developed a strong reputation as an expert strategist and analyst. His background in Multifamily Investment Properties, Condo Conversion, Brokerage, Property Management and Entrepreneurship is a perfect foundation to expand SVN Chicago Commercial Investment Sales, Industrial, Self Storage and Office presence in the Midwest.

Coupe cherishes spending time with his Wife and four Children as well as Travel, Boating, Sailing, Golf, Motorcycling, and Mountain Biking. He has a strong eleemosynary mission and enjoys donating his time to several charitable organizations including Special Olympics Illinois, Cure Autism Now, Autism Speaks, and GiGi's Playhouse.

EDUCATION

David Coupe holds a Bachelors Degree from Marquette University in Business Administration with a Specialization in Finance.

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