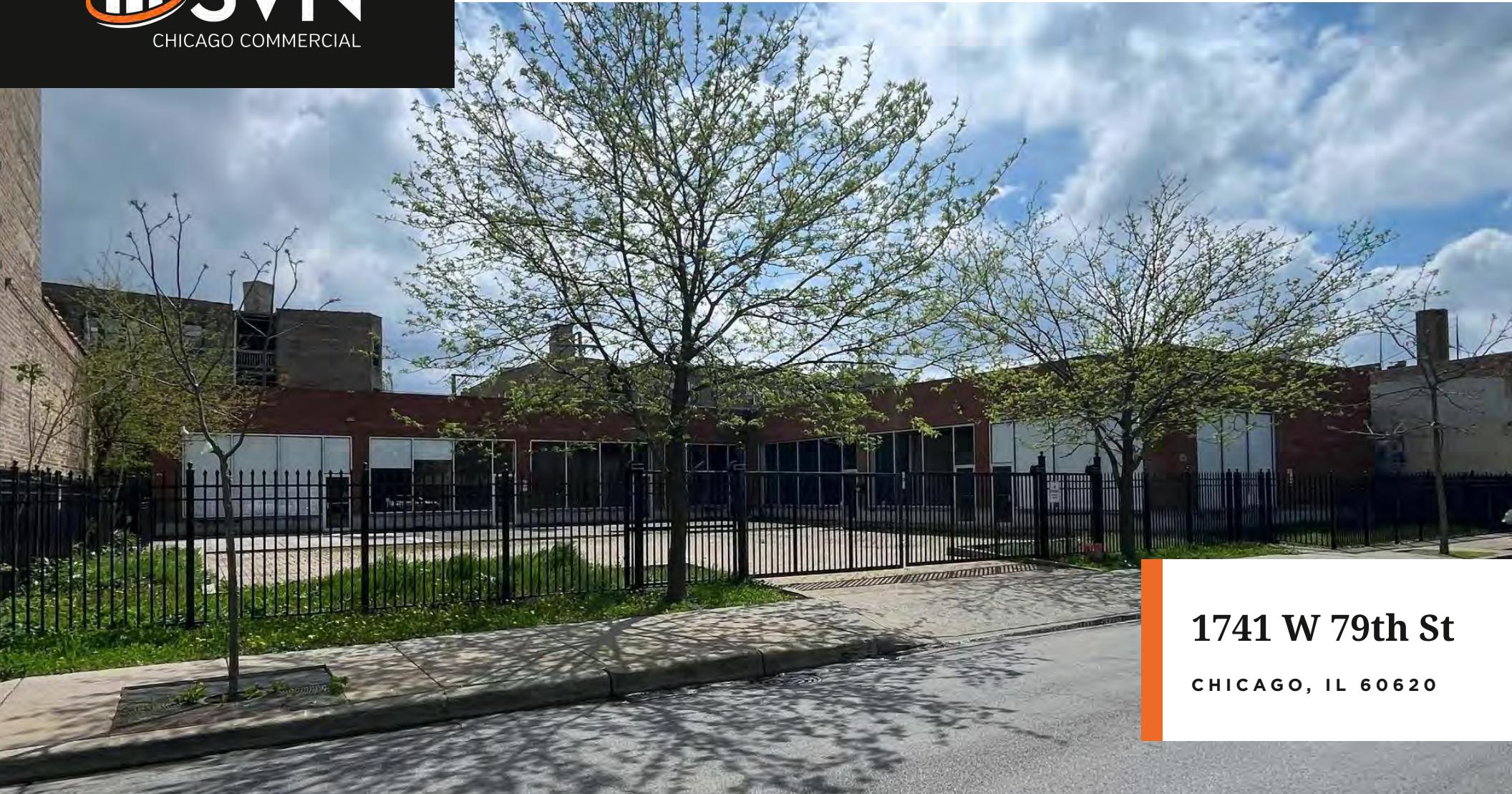




Sales Offering Memorandum



PROPERTY SUMMARY

1741 W 79TH ST

CHICAGO, IL 60620

OFFERING SUMMARY

SALE PRICE:	\$599,000
PRICE / SF:	\$79.65
NUMBER OF UNITS:	5
BUILDING SIZE:	7,520 SF
LOT SIZE:	15,620 SF
ZONING:	B1-1



PROPERTY SUMMARY

7,056 SF 5-Unit Retail Center with parking along W 79th Street. The building's exterior features a gated parking lot with 10 spaces, with the ability to add more. The property's interior features an open floor plan, allowing units to be conjoined depending on the usage.

PROPERTY HIGHLIGHTS

- *Single or Multi-Tenant Use*
- *2015 Construction*
- *Open Floor Plan*
- *Gated Lot*
- *On-Site Parking*
- *Owner/User or Investor Opportunity*



Gated Lot



On Site Parking



2015 Construction

PROPERTY DETAILS

SALE PRICE

\$599,000

PRICE / SF

\$79.65

LOCATION INFORMATION

STREET ADDRESS

1741 W 79th St

CITY, STATE, ZIP

Chicago, IL 60620

COUNTY

Cook

BUILDING INFORMATION

BUILDING SIZE

7,520 SF

OCCUPANCY %

0.0%

TENANCY

Multiple

YEAR BUILT

2015

NUMBER OF BUILDINGS

1

PROPERTY INFORMATION

PROPERTY TYPE

Retail

ZONING

B1-1

LOT SIZE

15,620 SF

APN #

20-31-204-003-0000 / 004 /005
/006

PARKING & TRANSPORTATION

PARKING TYPE

Surface

NUMBER OF PARKING SPACES

10

TAXES & VALUATION

TAXES (2024)

\$59,887.46

TAXES PER SF

\$7.96

PLAT OF SURVEY

Associated Surveying Group, P.C.
P.O. Box 810 Bolingbrook, IL 60440
PH (630) 759-0205 FAX (630) 759-9291

P.O. Box 810 Bolingbrook, IL 60440
PH (630) 759-0205 FAX (630) 759-9291

N

LOTS 3 TO 7 IN BLOCK 4 IN AUBURN HEIGHTS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SCALE 1" = 20'

SVN
CHICAGO COMMERCIAL

PLAT OF SURVEY

County of Illinois SS
County of Will
I, Michael G. Henney, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the parcel of land herein described and that the plan heron drawn is a correct representation of said survey.
Dated this 2nd day of MARCH, A.D. 2004 at Bellwood, Illinois
Michael G. Henney CLIENT ZAFAR
Illinois Professional Land Surveyor No. 35-1000

I, Michael G. Henry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the parcel of land herein described and that the plan heron drawn is a correct representation of said survey.

Dated this 2nd day of MARCH A.D. 2004 at Bolingbrook, Illinois

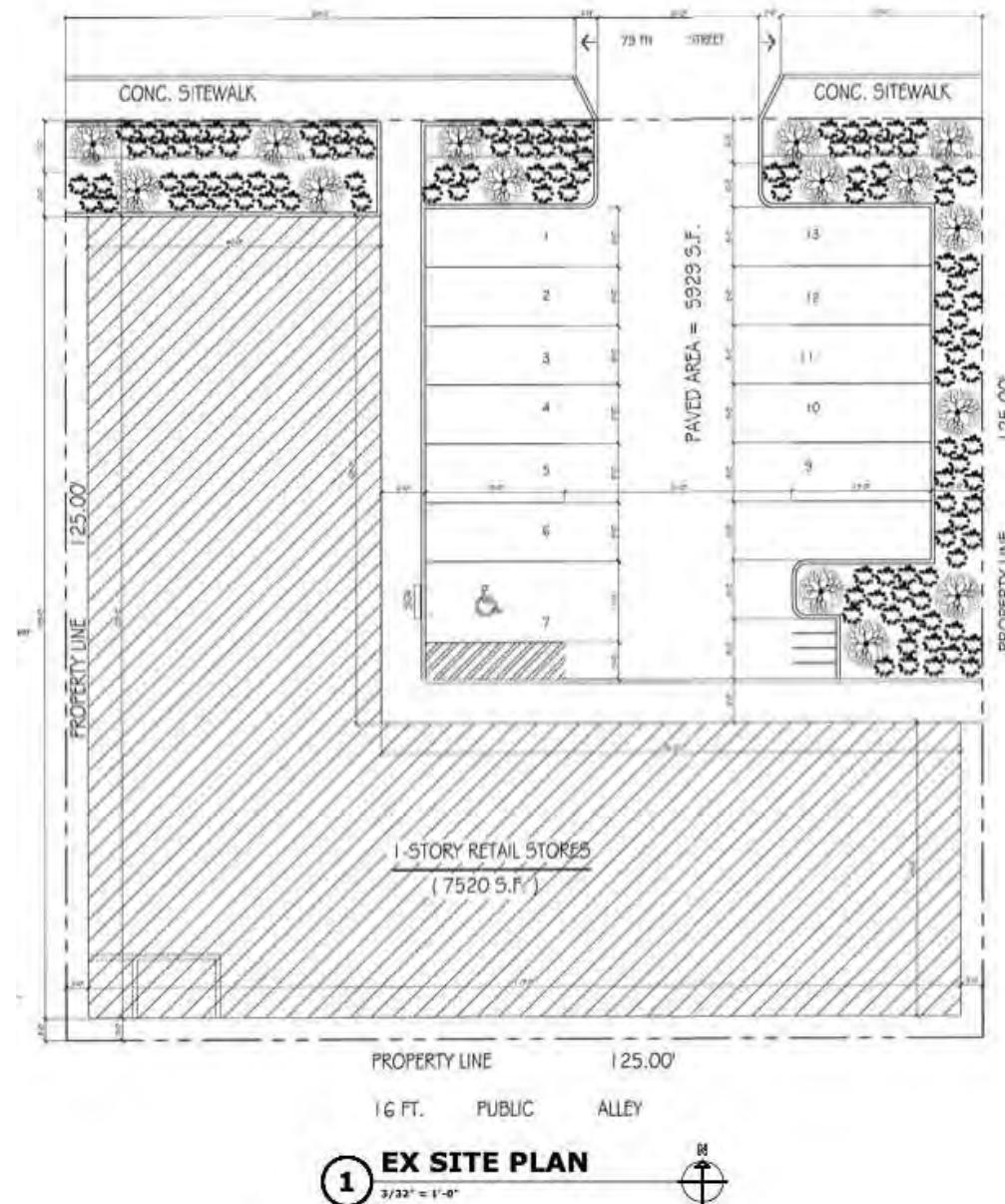
Michael G. Henry
Illinois Professional Land Surveyor No. 352600
License Expires Nov. 30, 2004

CLIENT ZAFAR
JOB No. 56657-04

For Building Lines, Easements and Other Restrictions not shown hereon refer to your Deed, Title Policy, Ordnance, etc.

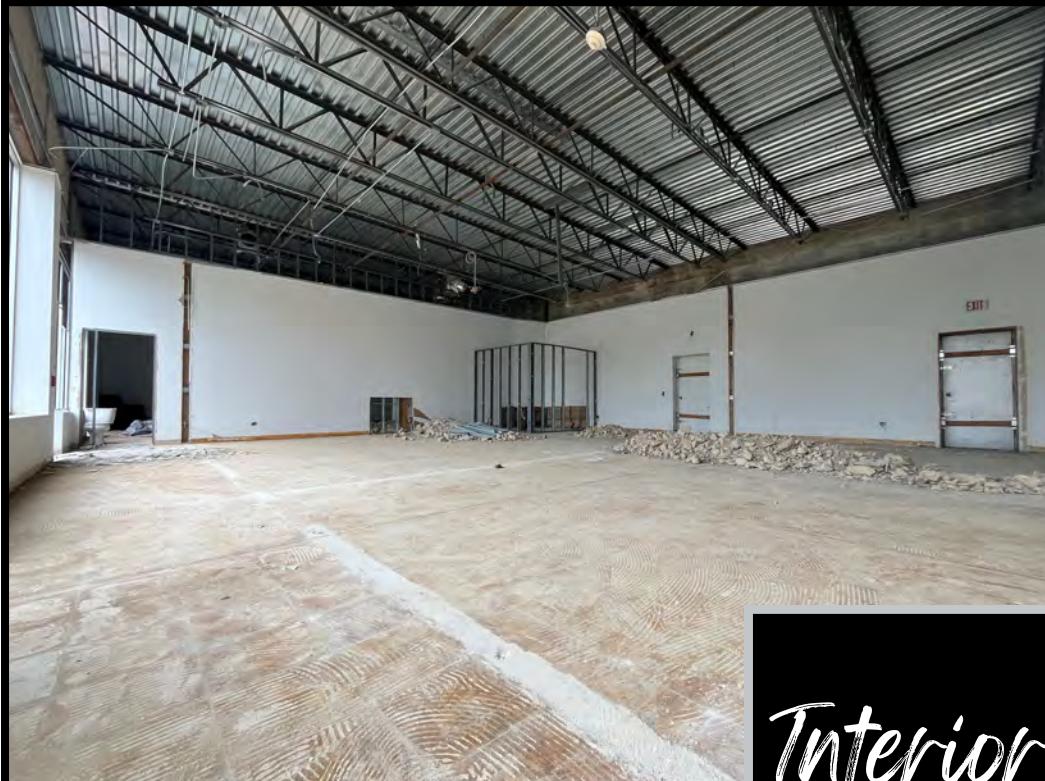
5 1741 W 79TH ST | CHICAGO, IL 60620

SITE PLAN

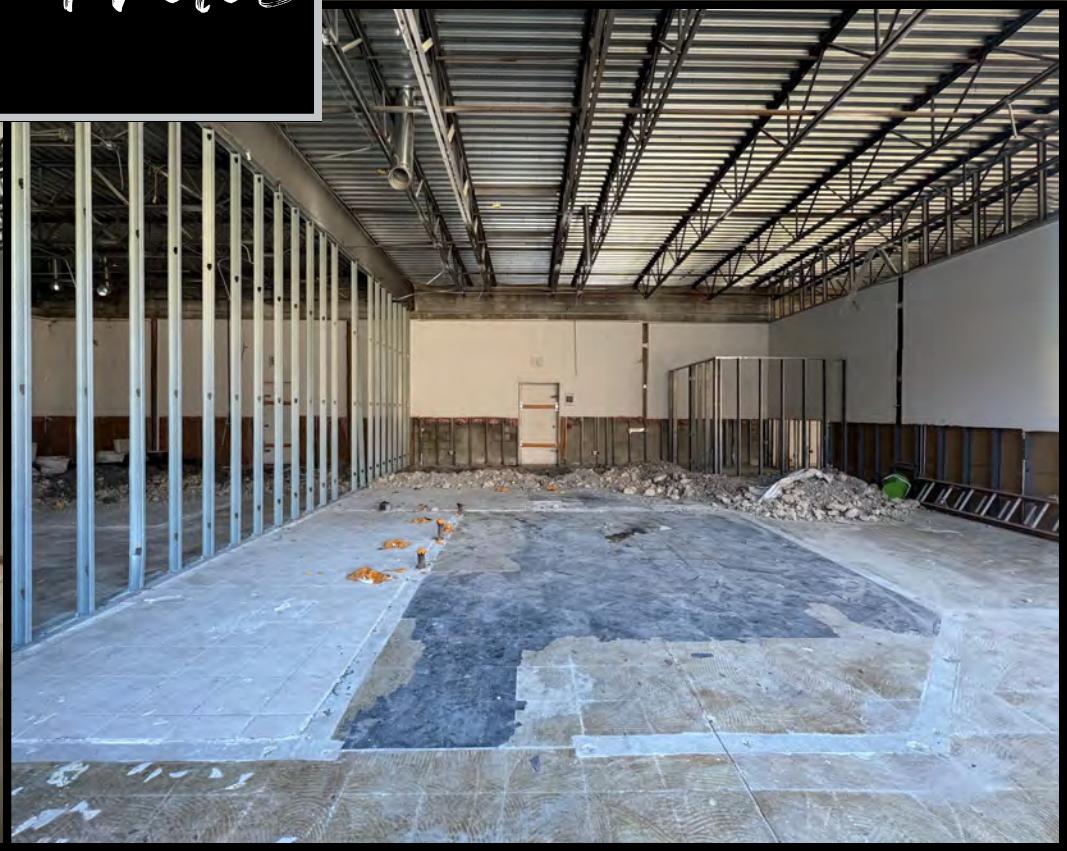
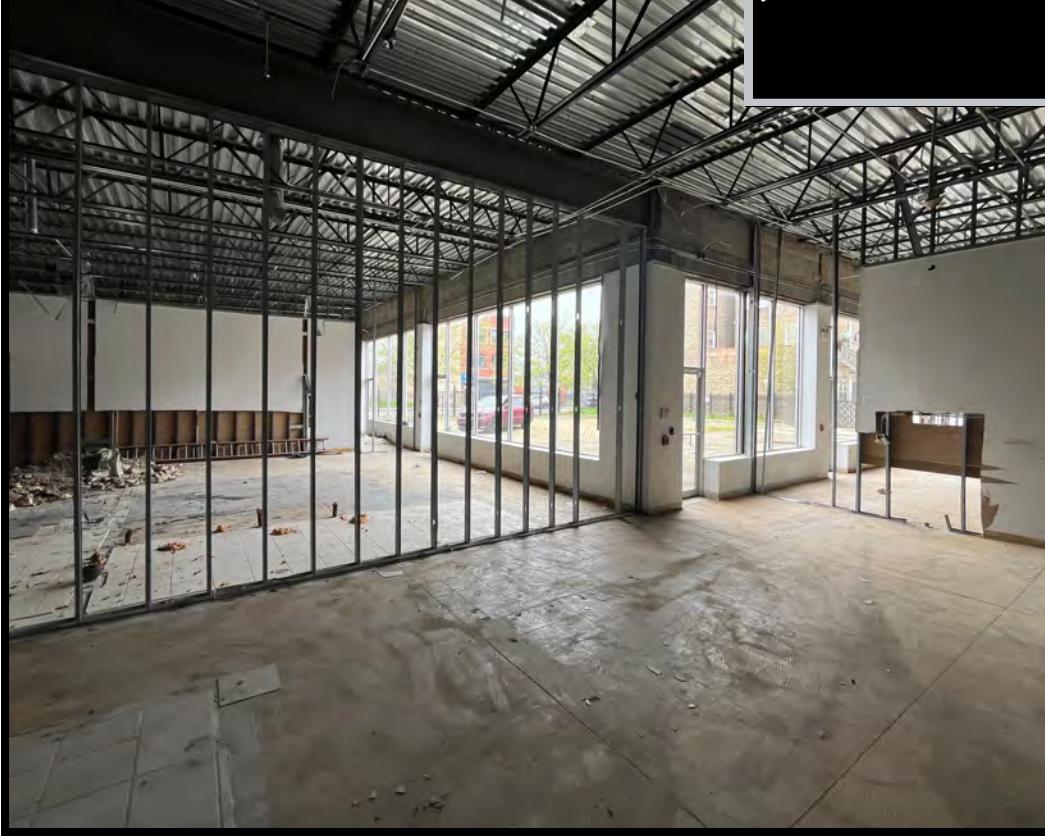


FLOOR PLANS

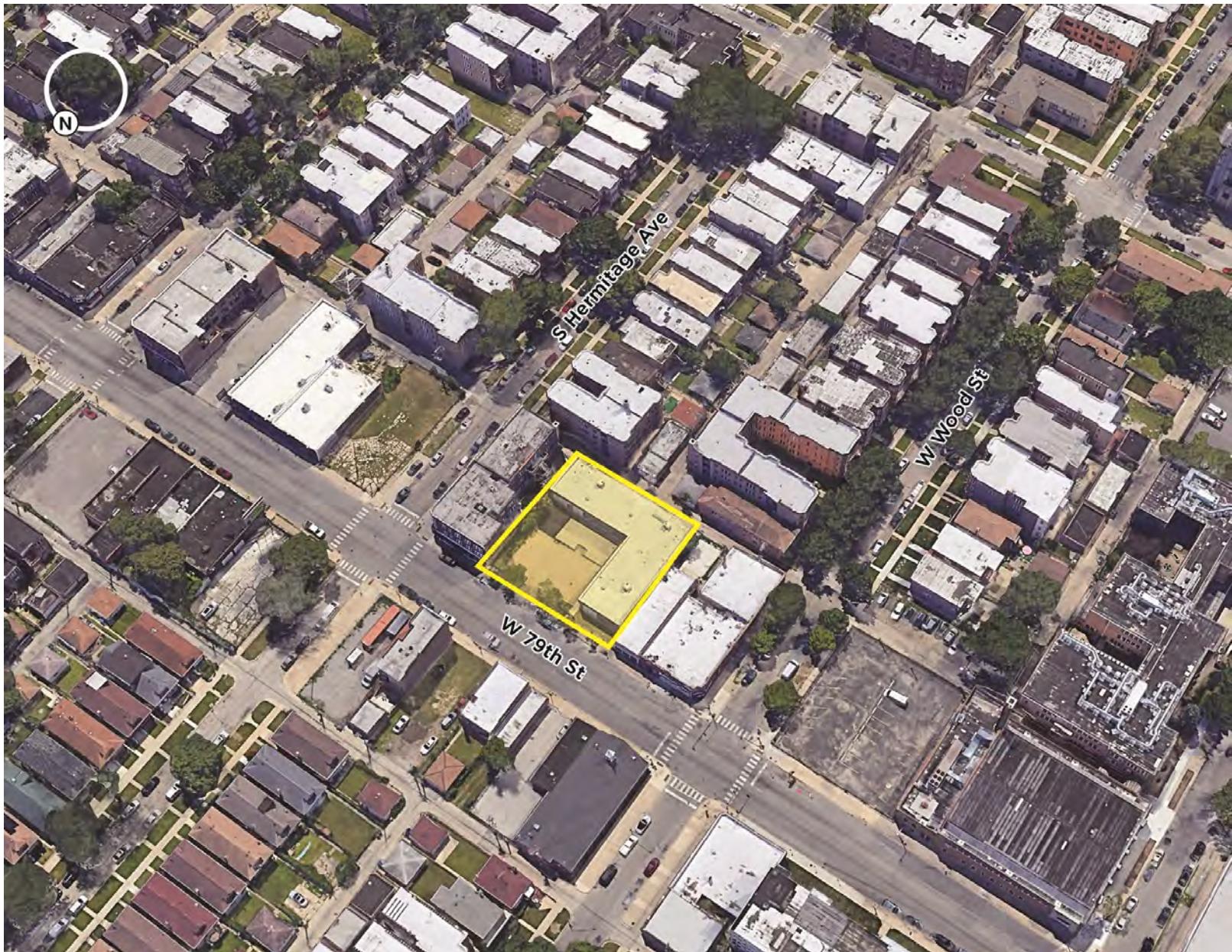




Interior Photos



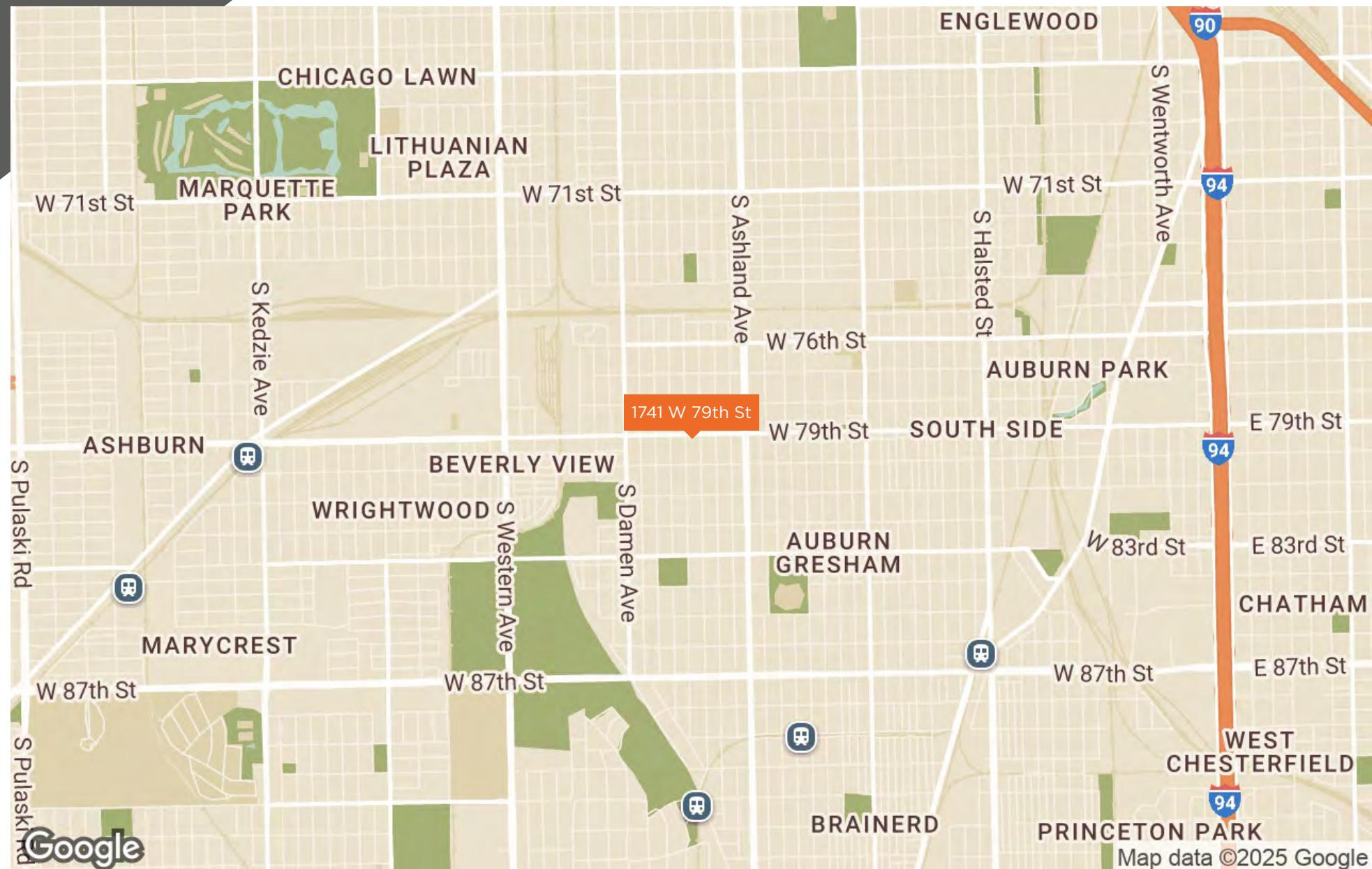
BIRDSEYE MAP



RETAILER MAP



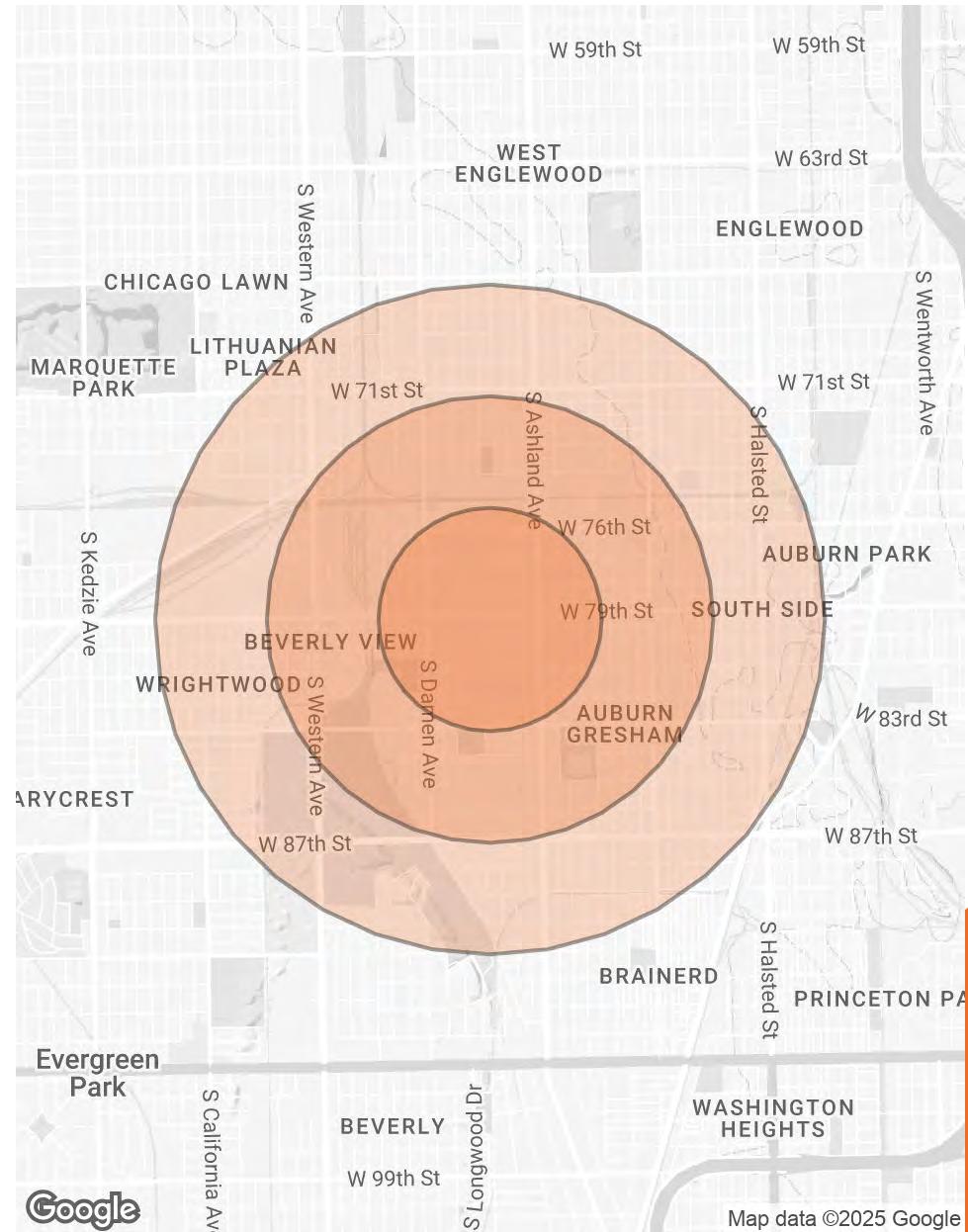
REGIONAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	11,645	33,433	72,269
AVERAGE AGE	42	42	41
AVERAGE AGE (MALE)	40	40	39
AVERAGE AGE (FEMALE)	43	44	43
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	4,757	13,377	28,080
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$62,579	\$65,712	\$65,857
AVERAGE HOUSE VALUE	\$187,204	\$202,219	\$212,254

Demographics data derived from AlphaMap



MEET THE TEAM



Samuel Silveira

O: 312.414.0602

samuel.silveira@svn.com

Paul Cawthon

O: 312.676.1878

paul.cawthon@svn.com

Angelo Labriola

O: 312.676.1870

angelo.labriola@svn.com



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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.



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940 WEST ADAMS STREET,
SUITE 200
CHICAGO, IL 60607



[HTTP:SVNCHICAGO.COM](http://svnchicago.com)