



3425 Dempster St

3425 Dempster St, Skokie, IL 60076



Christopher Demos

@properties

741 Devon Ave, Park Ridge, IL 60068

chrisedemos@atproperties.com

(847) 692-5522



3425 Dempster St

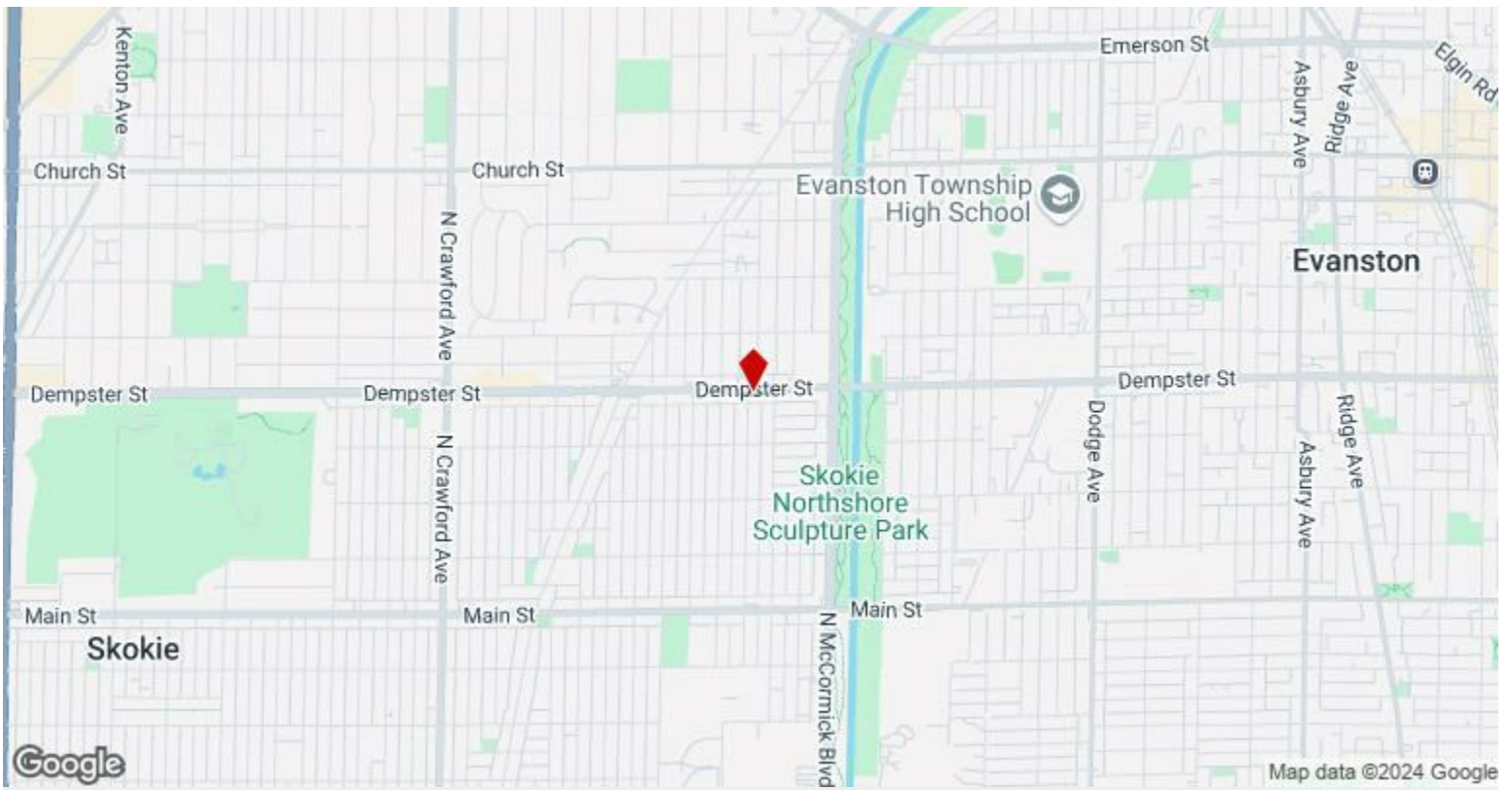
\$749,000

Fantastic value add opportunity within the east Dempster St. business corridor in Skokie! The potential for converting this building to Mixed-Use is HIGHLY likely! Encompassed in this 5200 sq. ft. boutique retail/office building is 3421-25 Dempster and 8755 Trumbull. Each tenant has their own HVAC (forced air) and they are responsible for utilities. The building offers very flexible floorplans and has some additional storage too. 2 spaces are currently available...3425 (1st floor) has just over 1400 sq. ft. available and 8755 has 1600 sq. ft. available. 3421 Dempster and 3425 (lower-level) are tenant occupied. The building has 7 off-street parking spaces and Skokie has a public parking lot to the east of this building. The roof was just certified and has a brand new reflective coating....

- Corner
- Post signage
- Off-street parking
- Public parking
- Individual HVAC



Price:	\$749,000
Property Type:	Office
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	10.05%
Lot Size:	0.16 AC
Rentable Building Area:	5,200 SF
Rentable Building Area:	5,200 SF
No. Stories:	2
Year Built:	1962
Tenancy:	Multiple
Parking Ratio:	1.35/1,000 SF
Zoning Description:	B-2
APN / Parcel ID:	10-23-203-047-0000
Walk Score ®:	82 (Very Walkable)

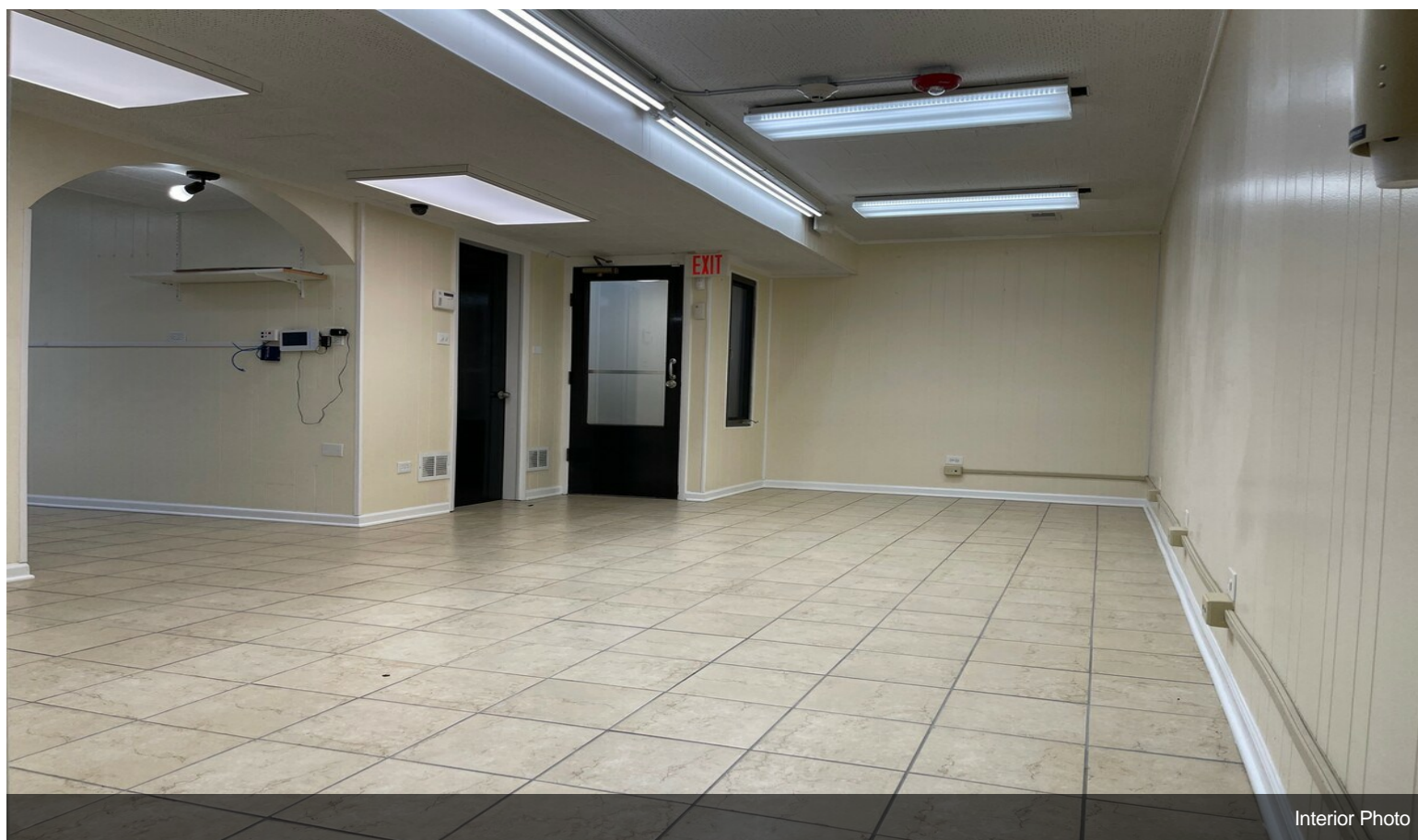


3425 Dempster St, Skokie, IL 60076

Property Photos



Building Photo



Interior Photo

Property Photos



Interior Photo



Interior Photo

Property Photos



Property Photos

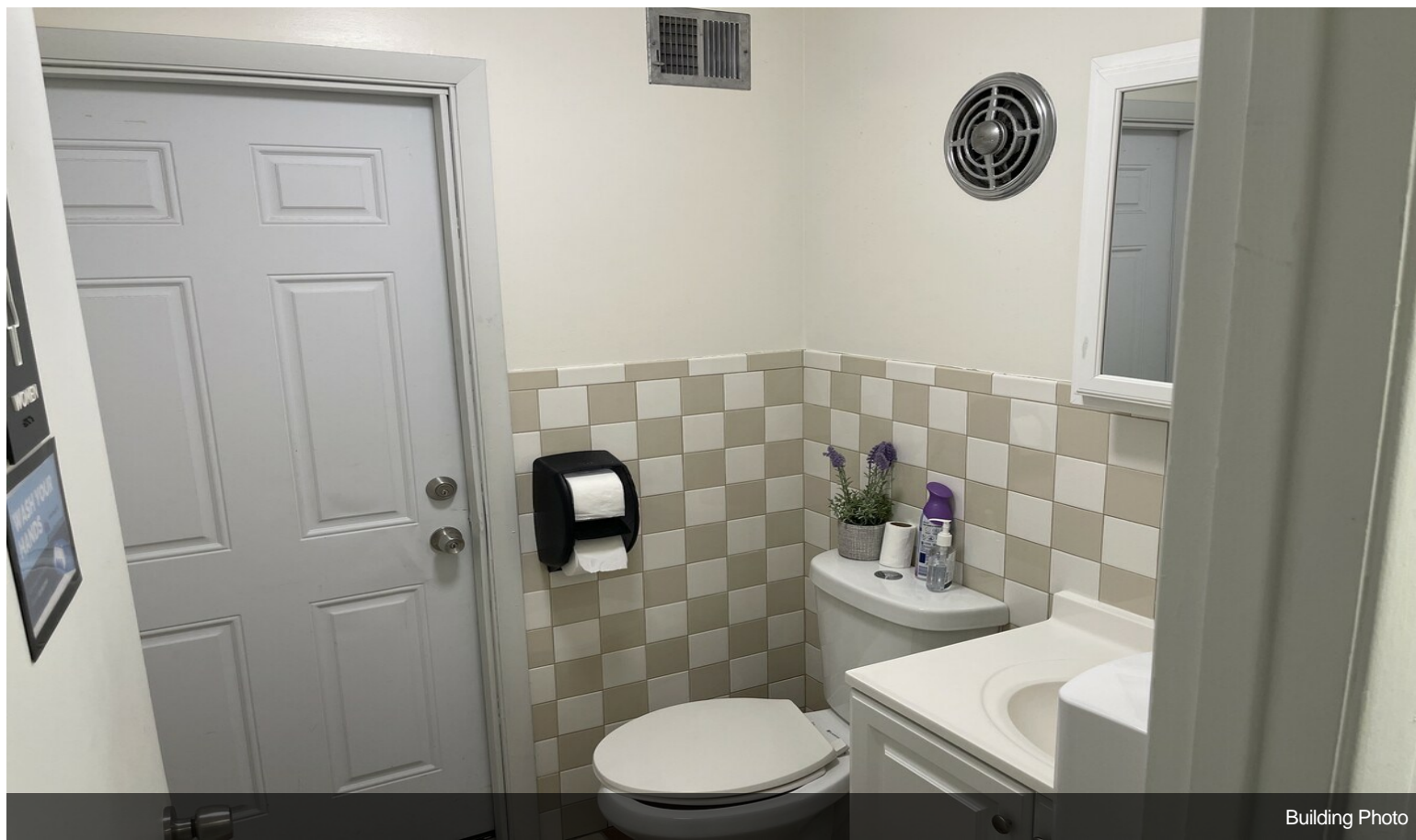


Building Photo

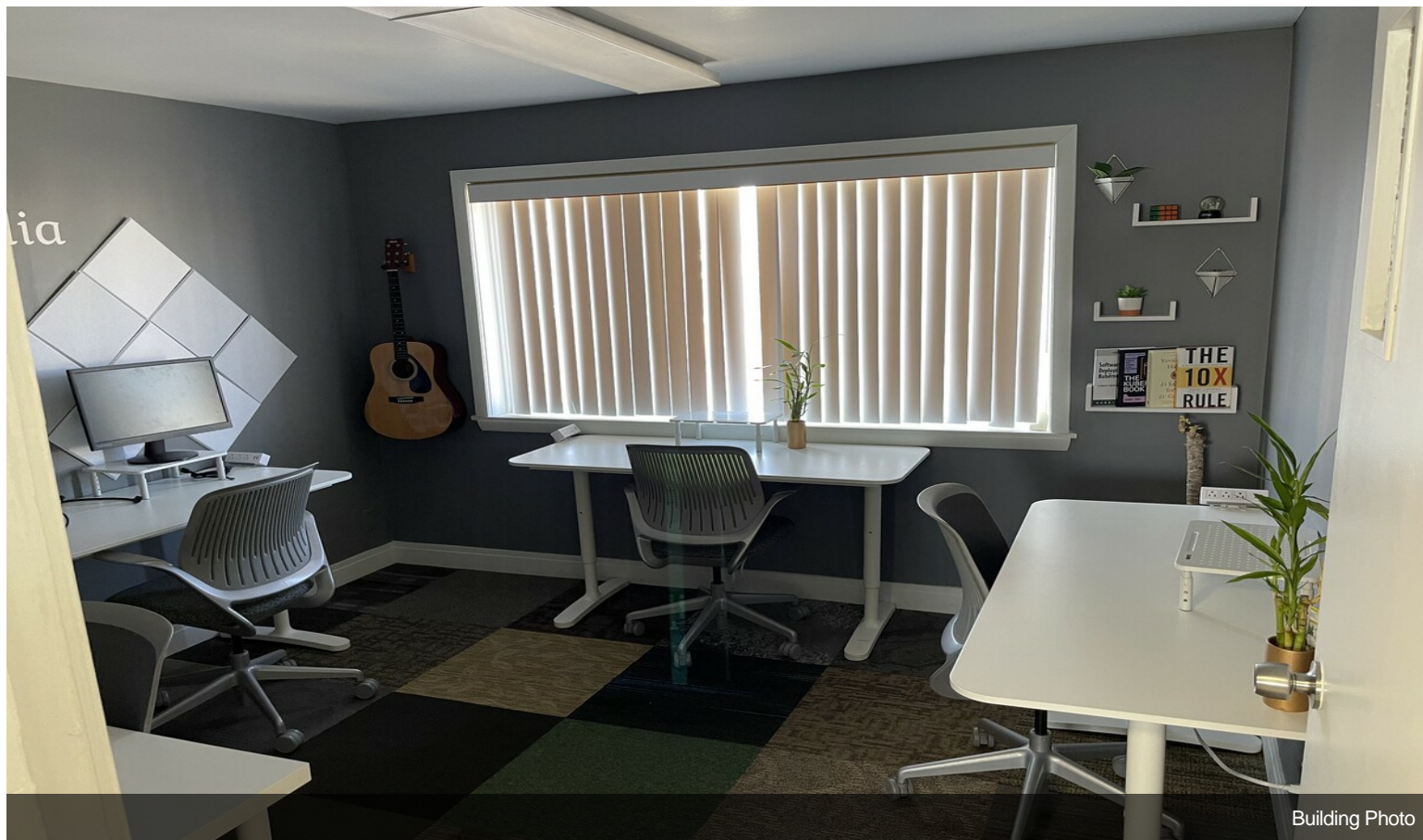


Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo

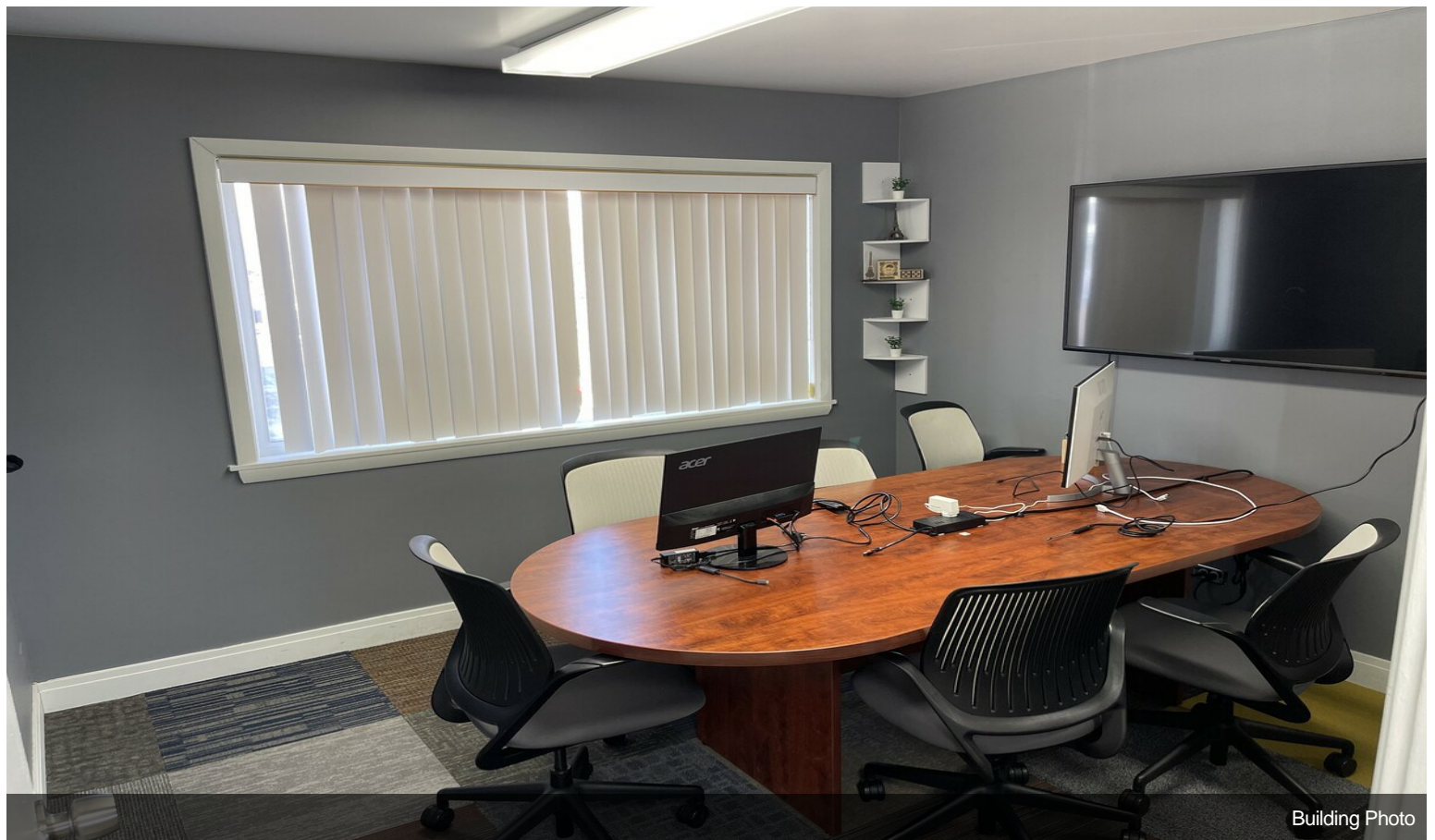


Building Photo

Property Photos

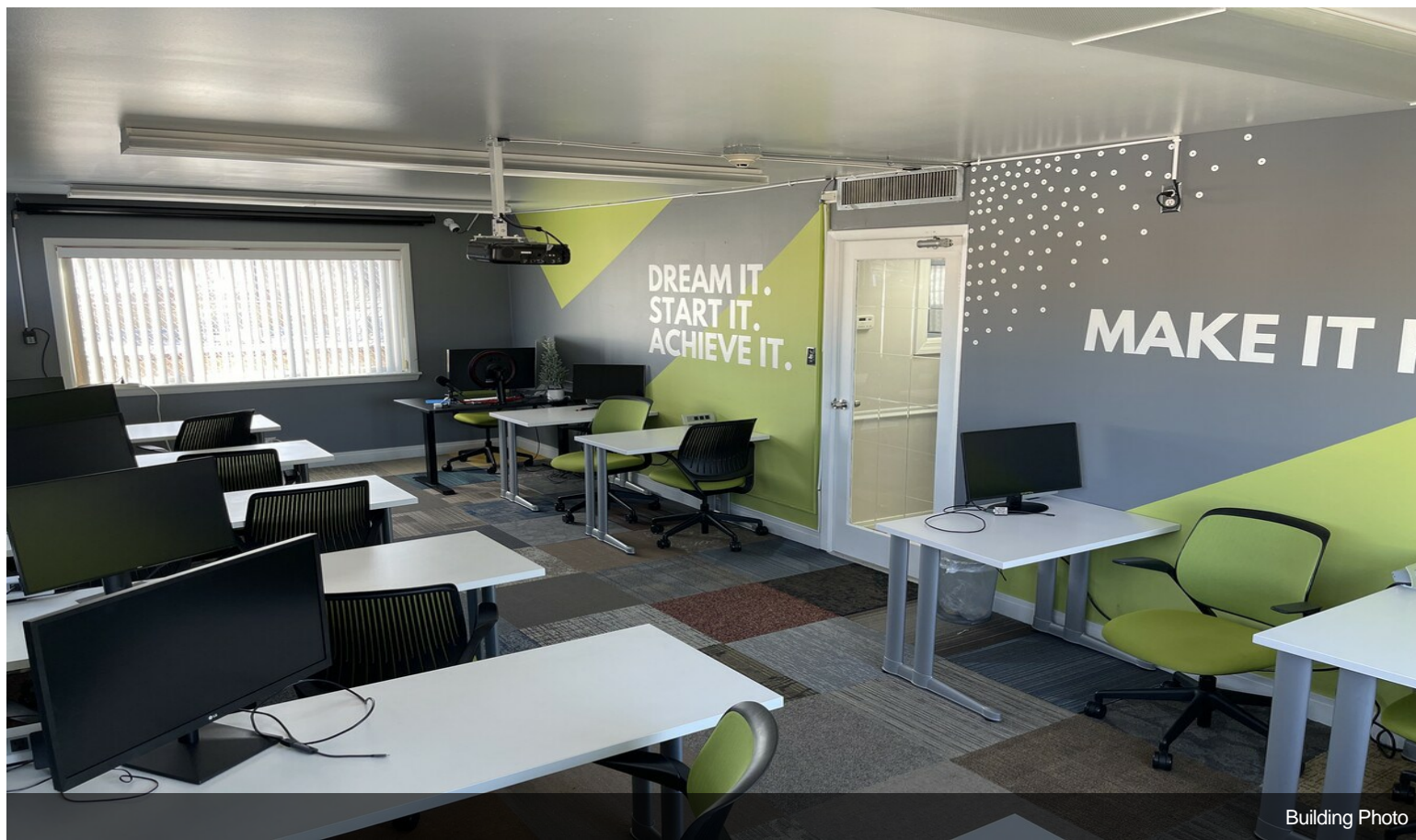


Building Photo

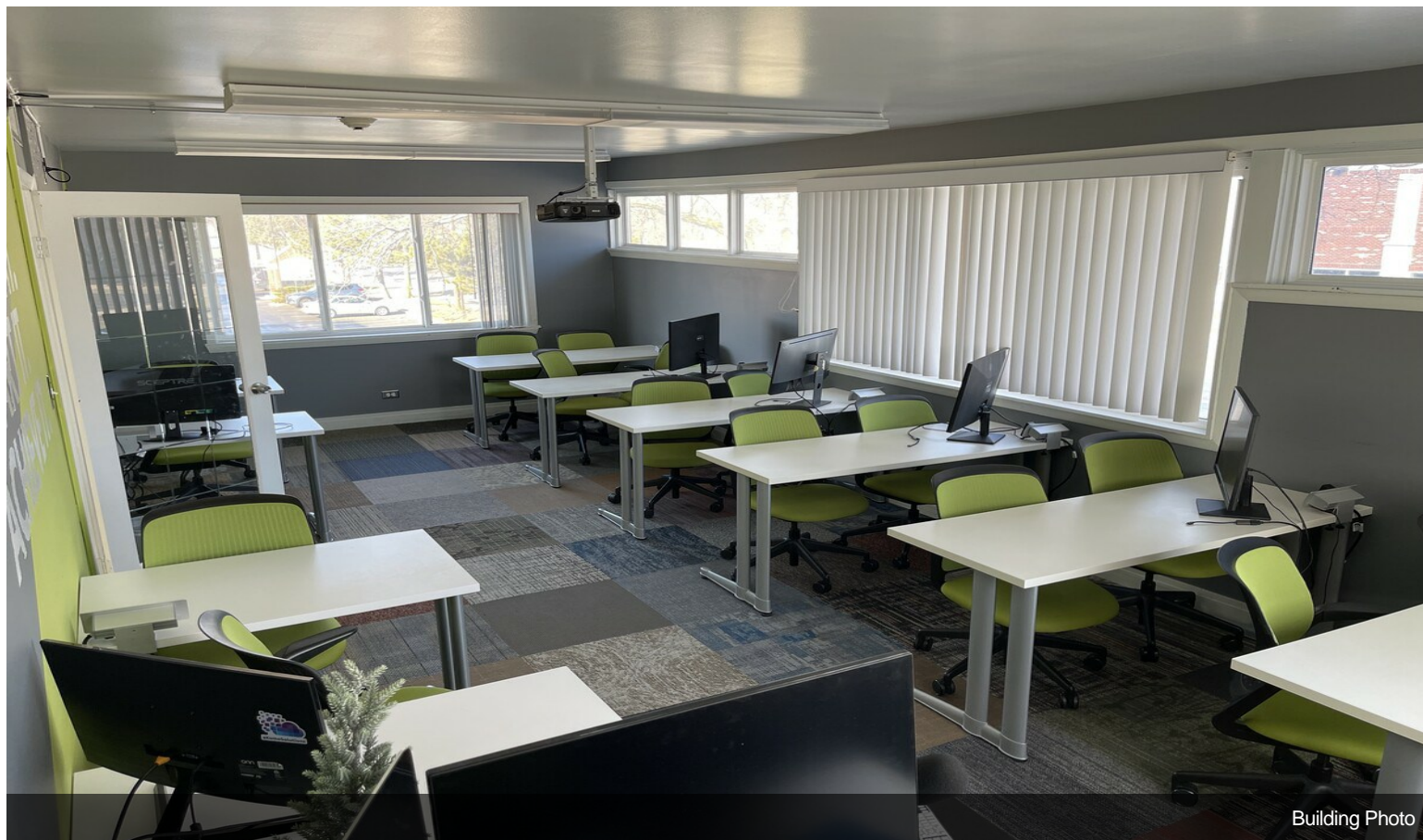


Building Photo

Property Photos



Building Photo

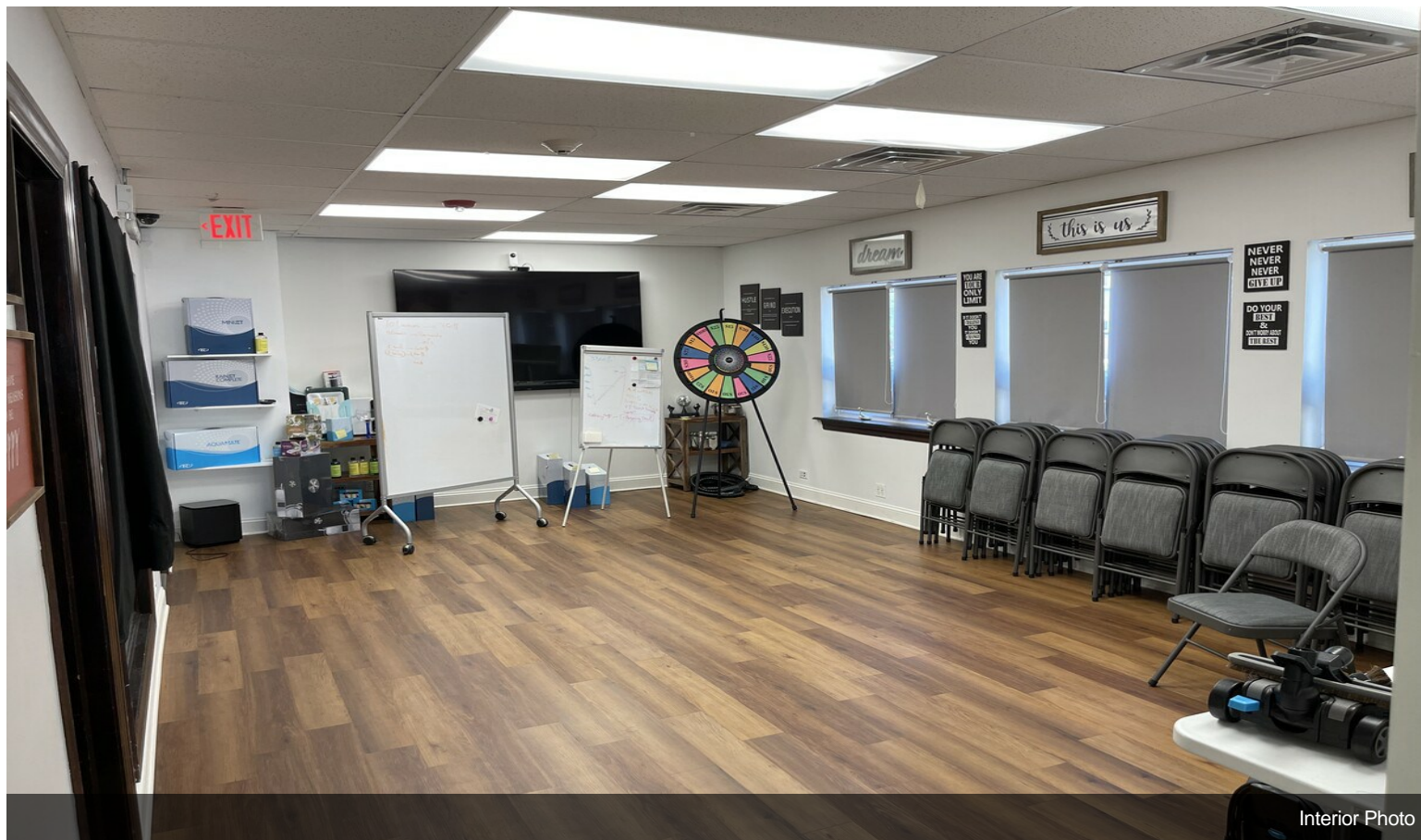


Building Photo

Property Photos

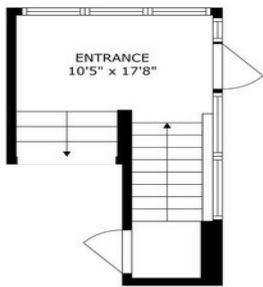
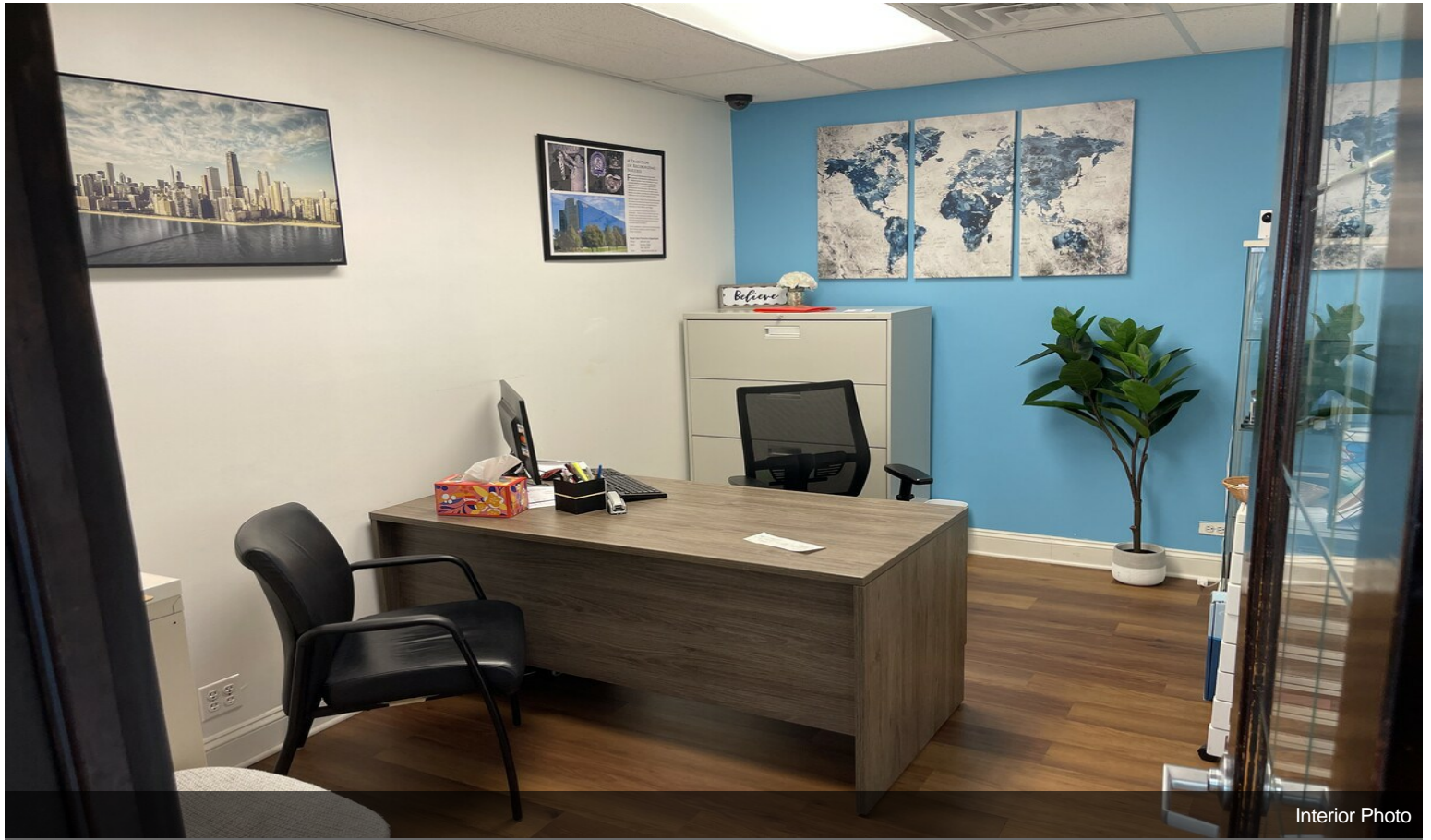


Interior Photo

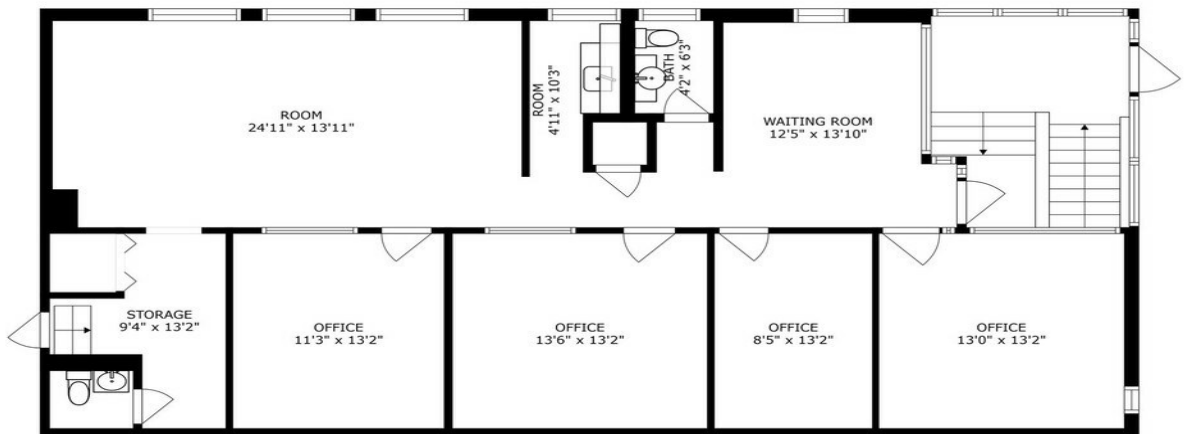


Interior Photo

Property Photos



FLOOR 1



FLOOR 2

Property Photos

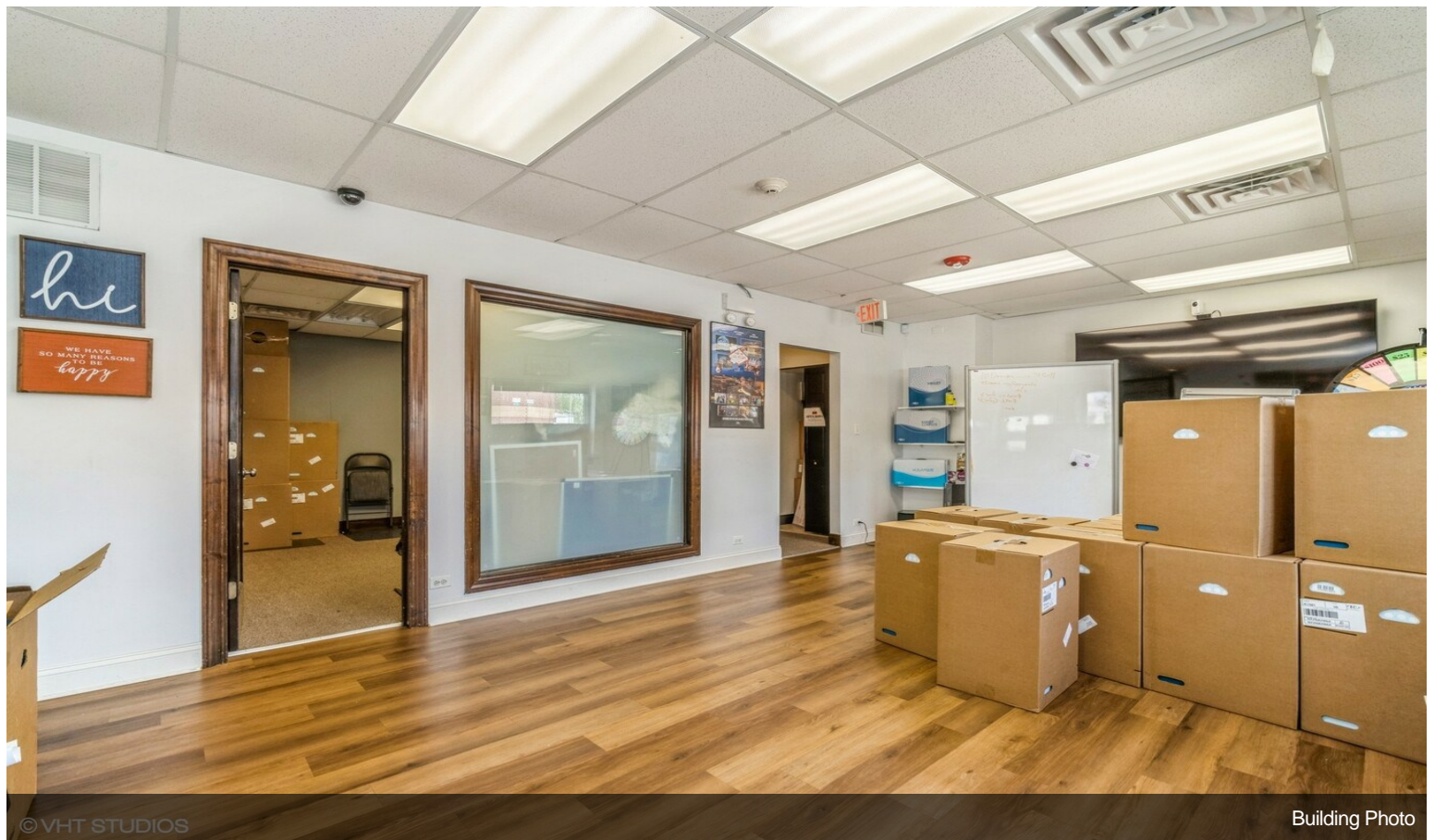


Property Photos



© VHT STUDIOS

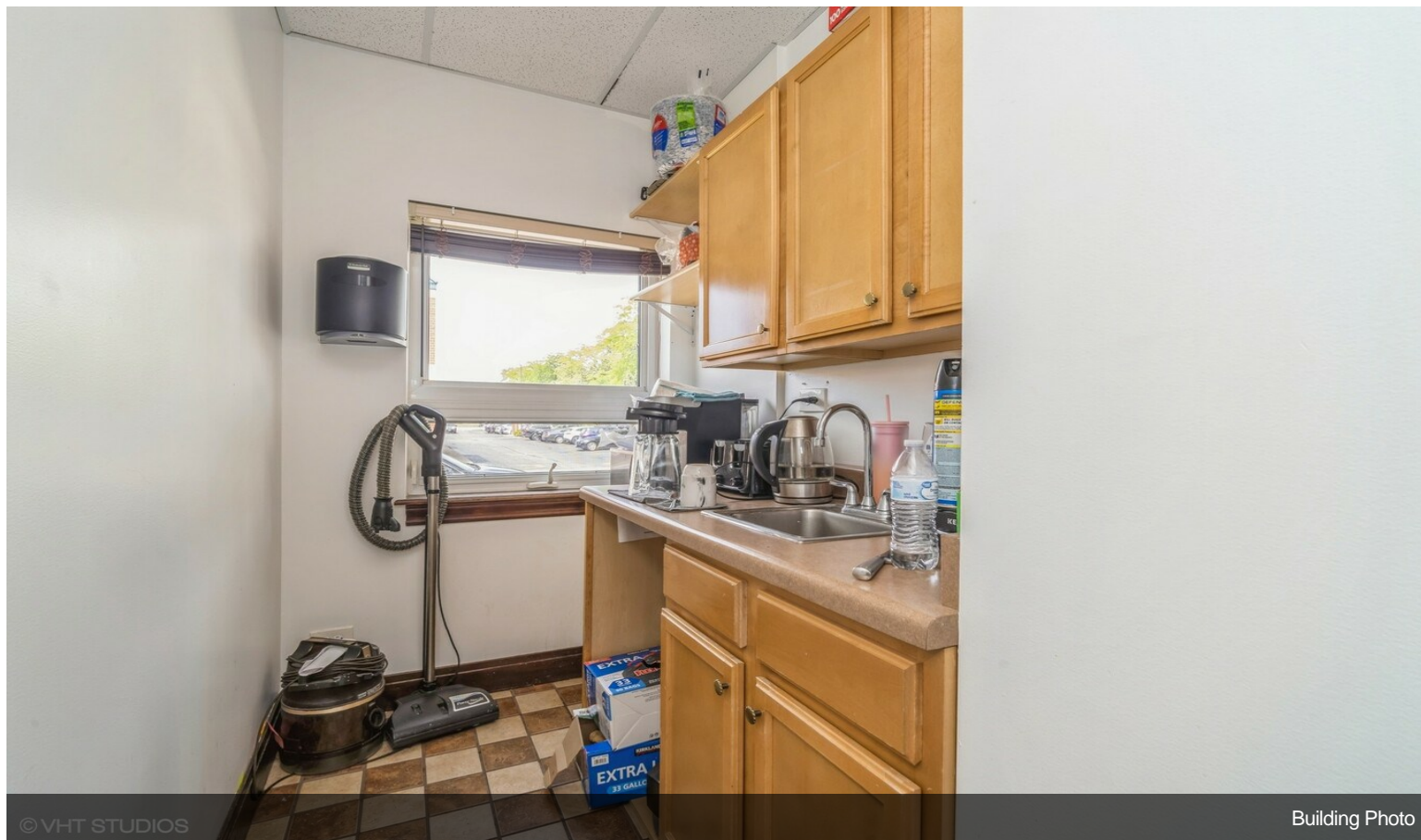
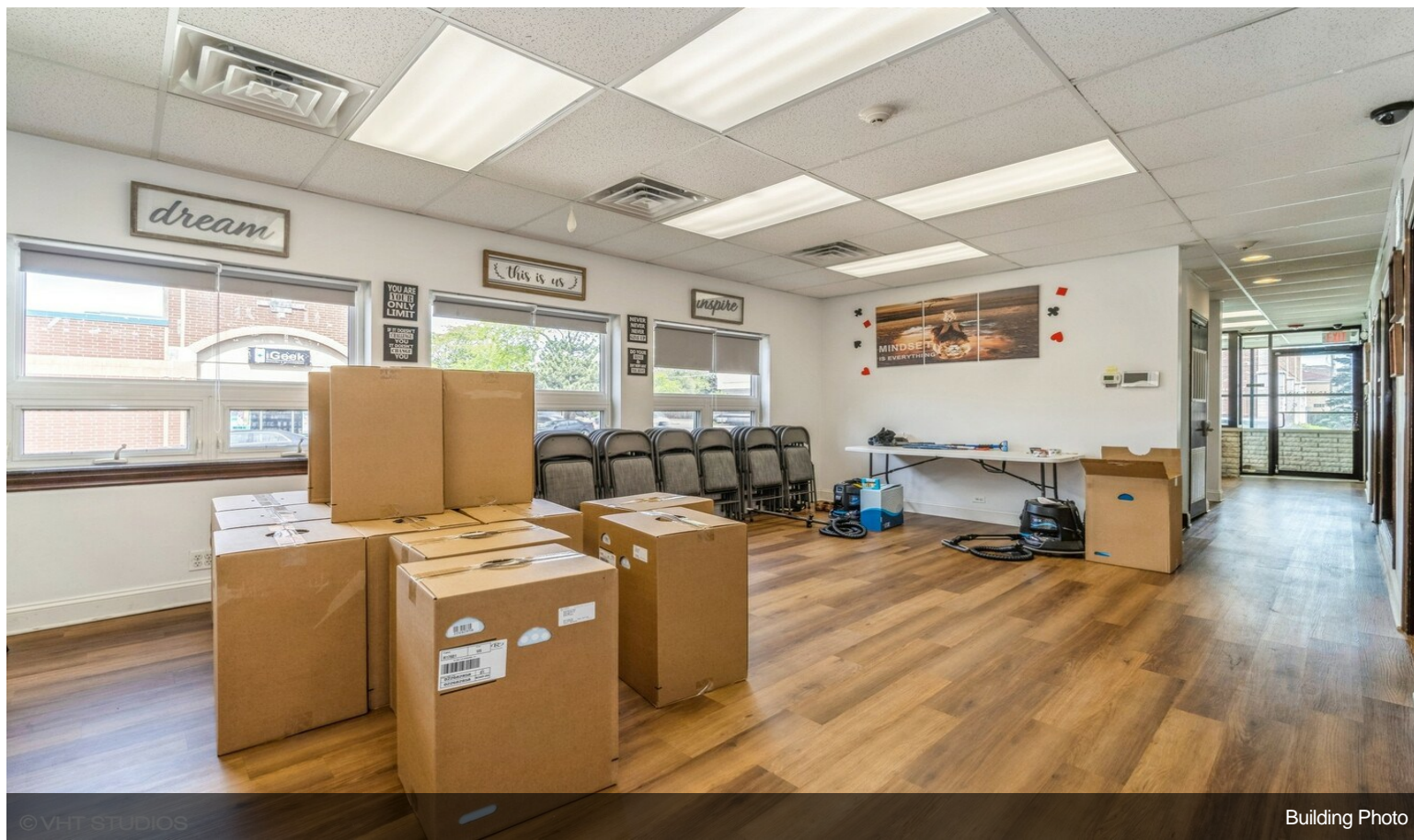
Building Photo



© VHT STUDIOS

Building Photo

Property Photos



Property Photos

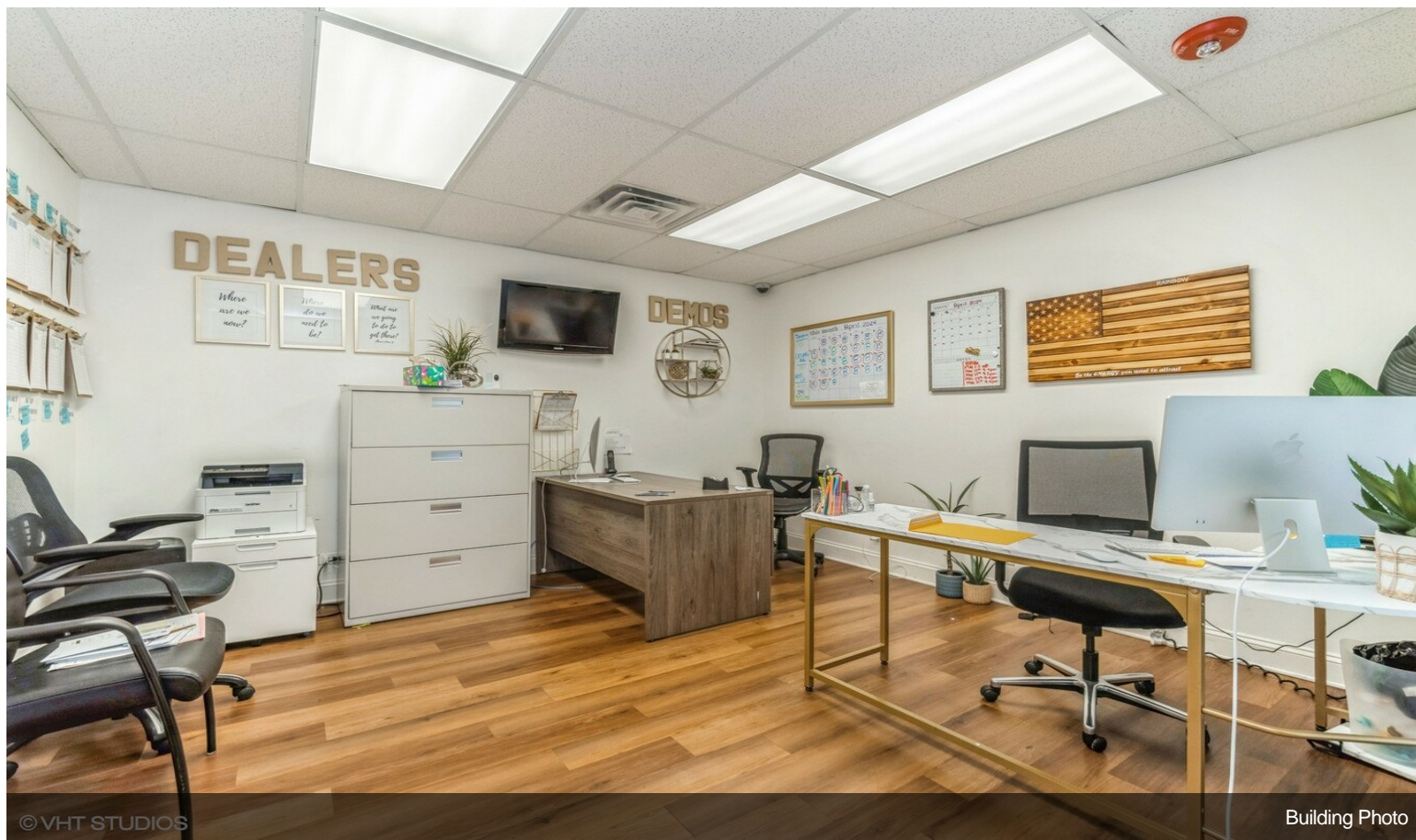


Building Photo

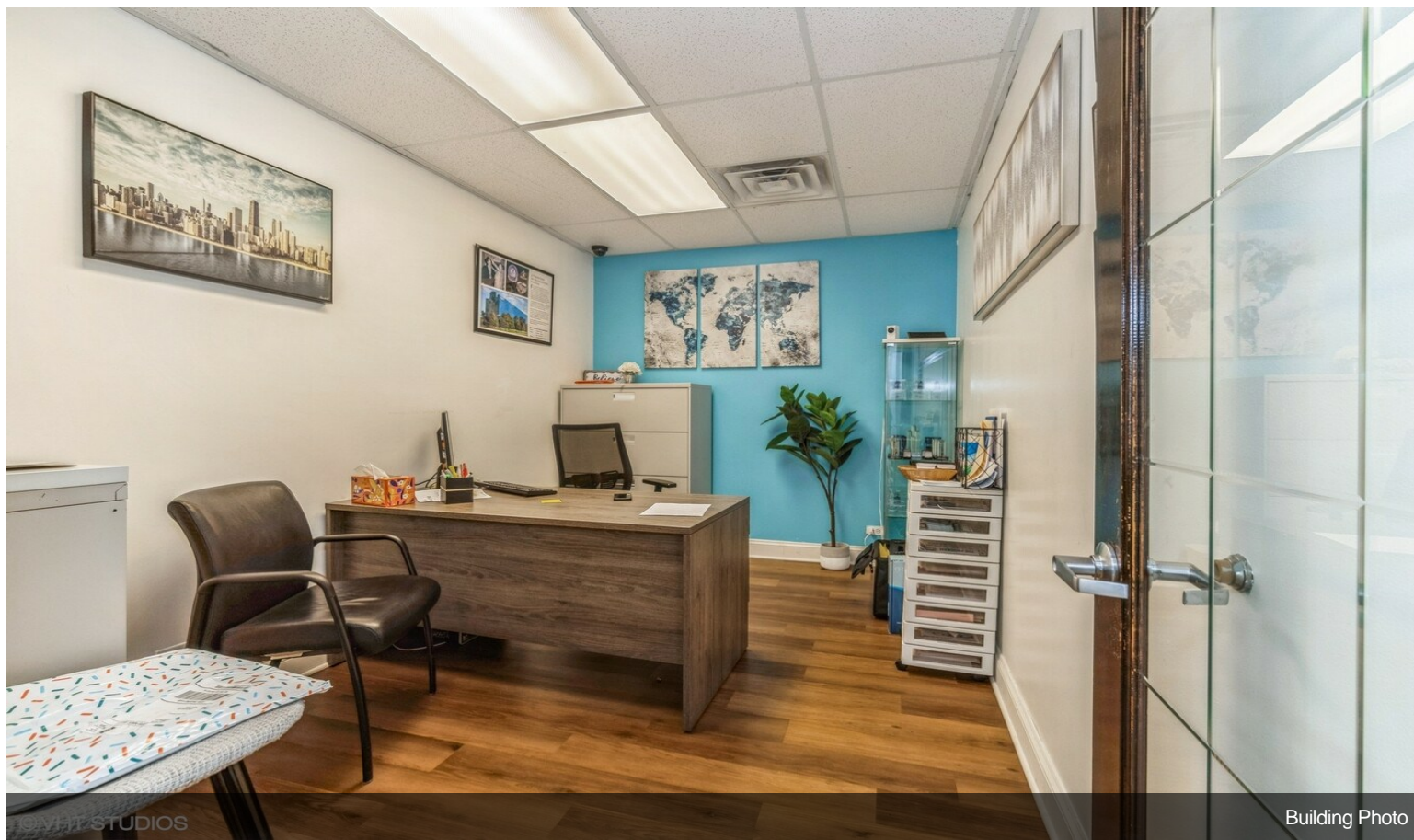


Building Photo

Property Photos



Property Photos



Building Photo

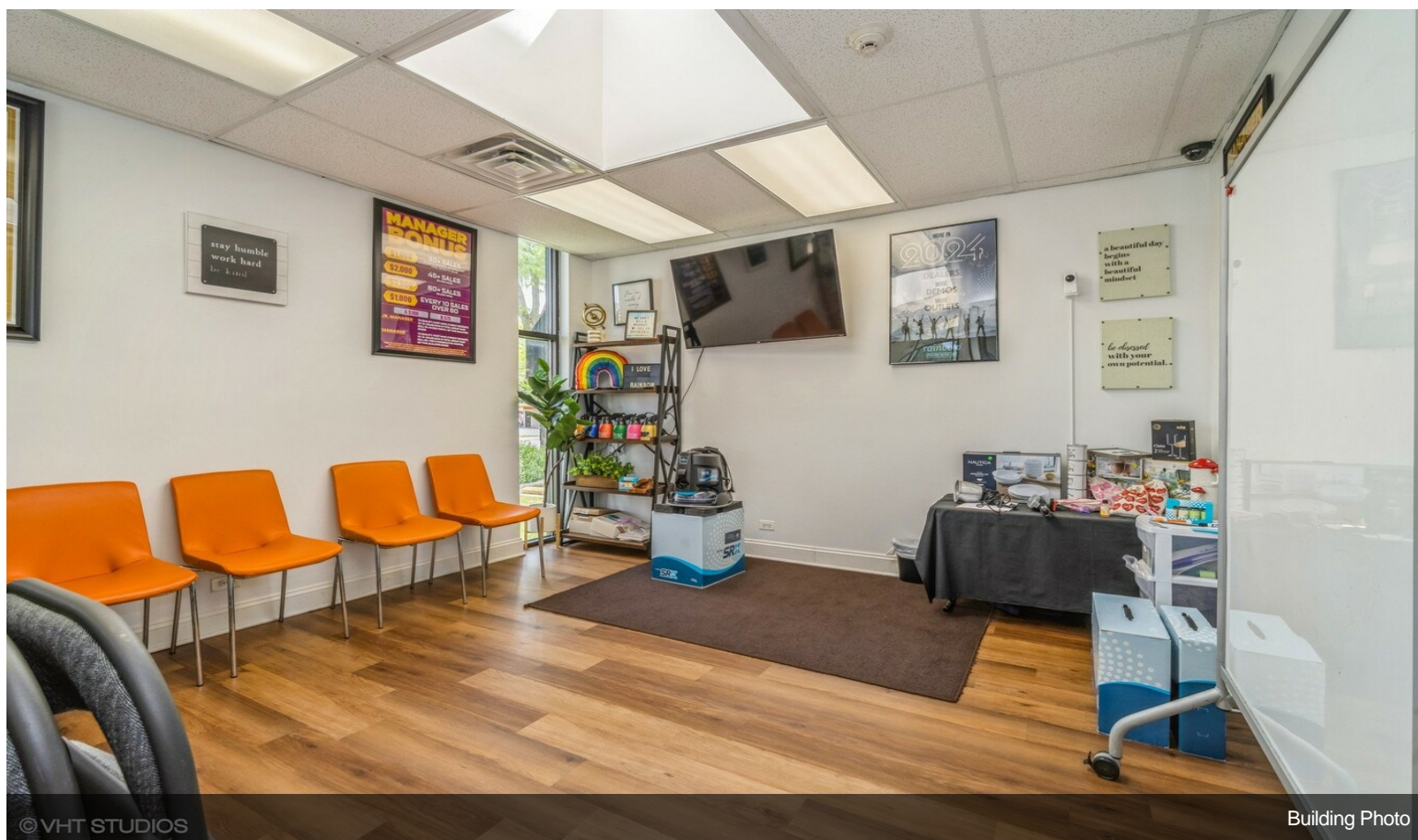
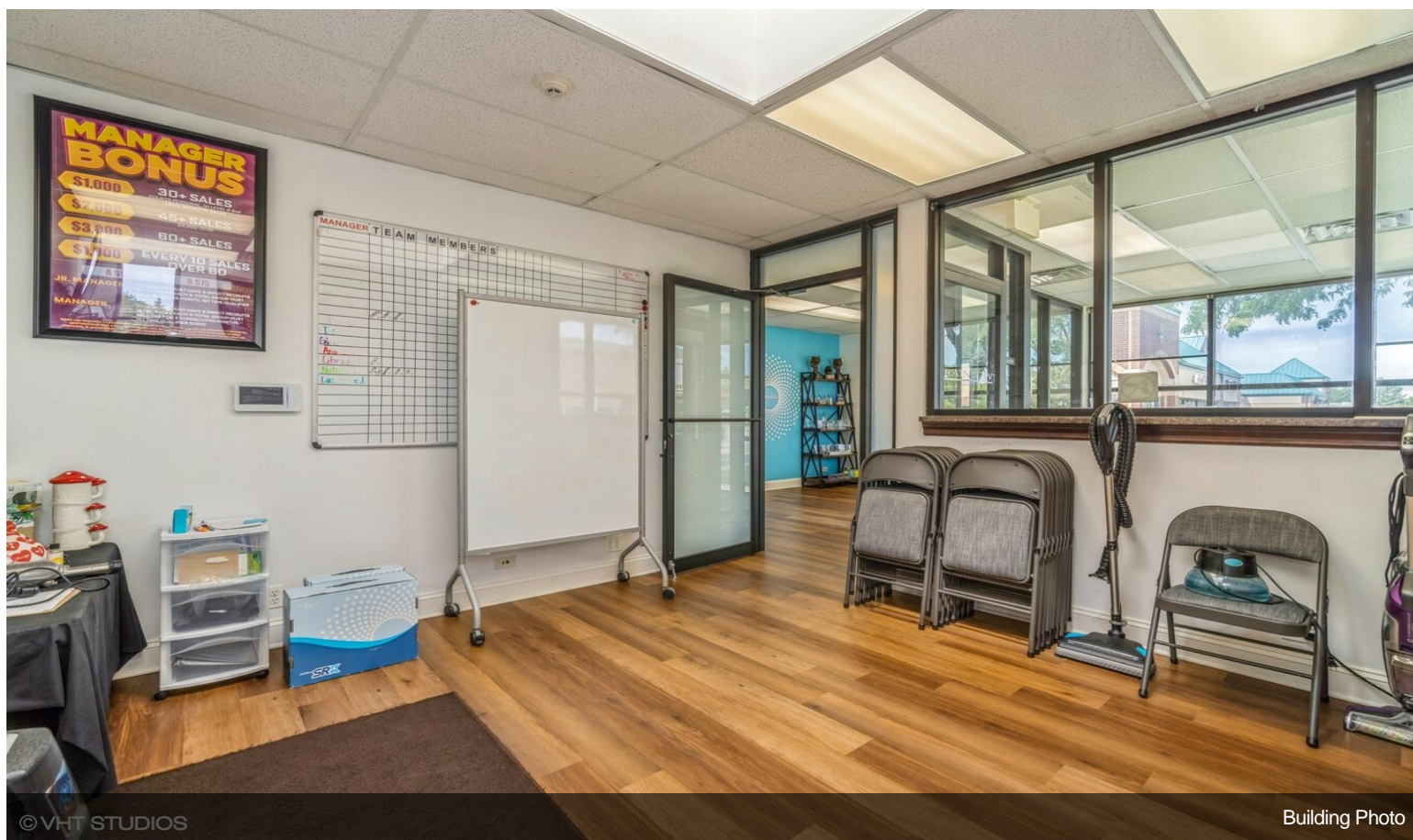


Building Photo

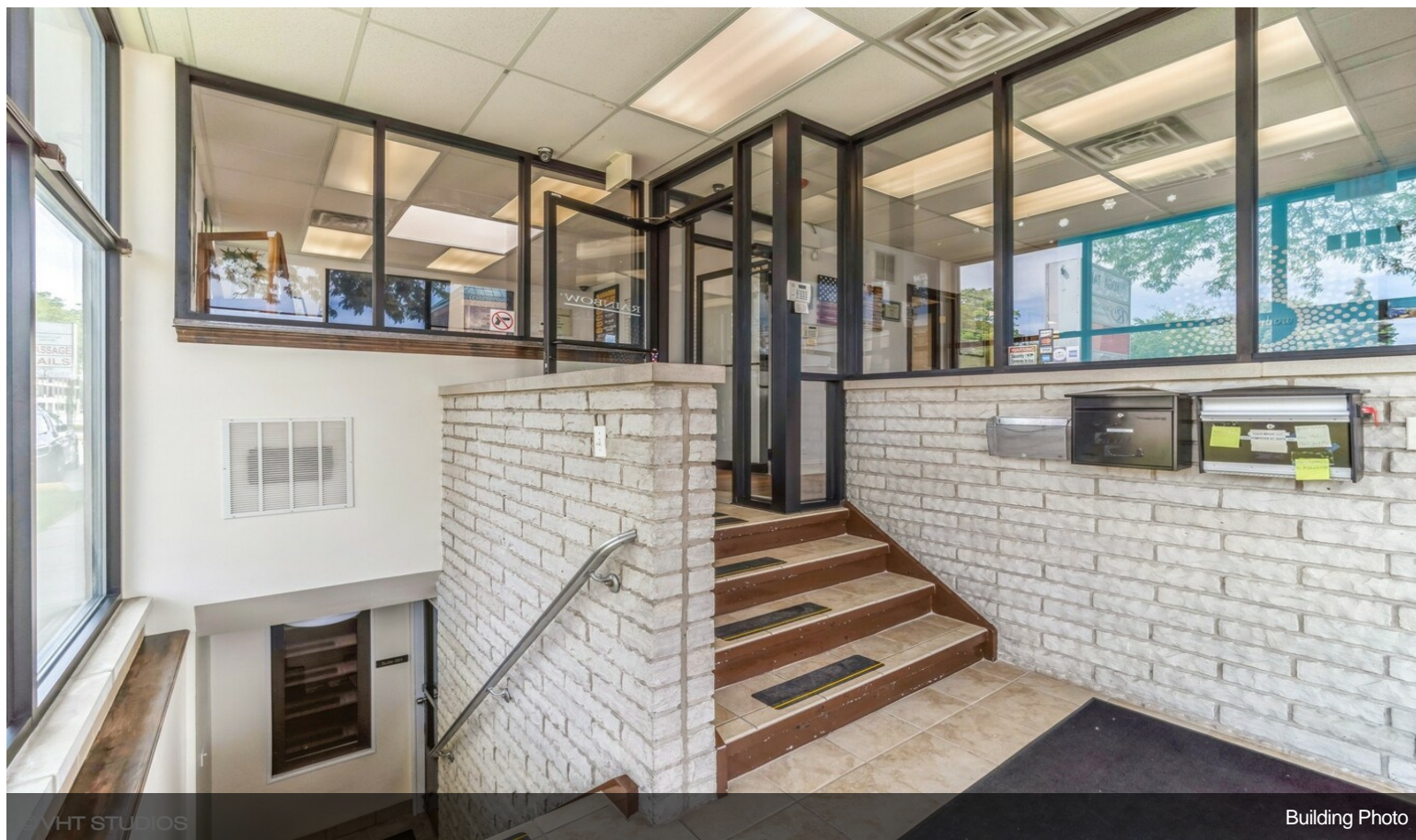
Property Photos



Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



© VHT STUDIOS

Building Photo



© VHT STUDIOS

Building Photo