

**SALE**

# Mt Greenwood Auto - Kedzie Location

10319 SOUTH KEDZIE AVENUE

Chicago, IL 60655

**PRESENTED BY:**

**DEREK GONSCH**

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derek.gonsch@svn.com





## PROPERTY SUMMARY



### LOCATION DESCRIPTION

One block south of the 103rd/Kedzie intersection. The property is on the east side of the street.

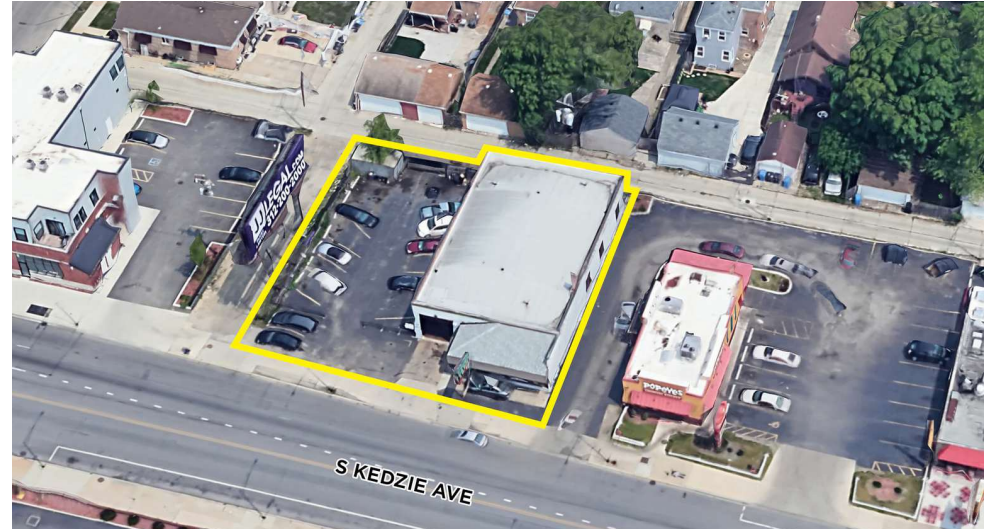
### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$675,000
<b>LOT SIZE:</b>	7,500 SF
<b>BUILDING SIZE:</b>	4,000 SF
<b>TAXES:</b>	\$14,929
<b>TRAFFIC:</b>	16,600 VPD

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### PROPERTY DESCRIPTION

SVN proudly presents this amazing auto repair business and real estate for sale on busy Kedzie Ave. The current owner has been operating at this location since 2011. With its prime location, this property would be a perfect addition to anyone's auto-related portfolio, but can also be an excellent redevelopment site. Seller financing is available with a 50% down payment!

This property boasts 2 drive-in doors, 5 lifts, and a 2-stage air compressor. Outside parking lot is fenced, and also has a storage shed on site. The building is equipped with triple basin drainage, security cameras, and window air conditioners. This property can be purchased alone or in conjunction with Mt. Greenwood Auto's Alsip location, 12257 S Cicero Ave.



# AERIAL PHOTO



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## ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

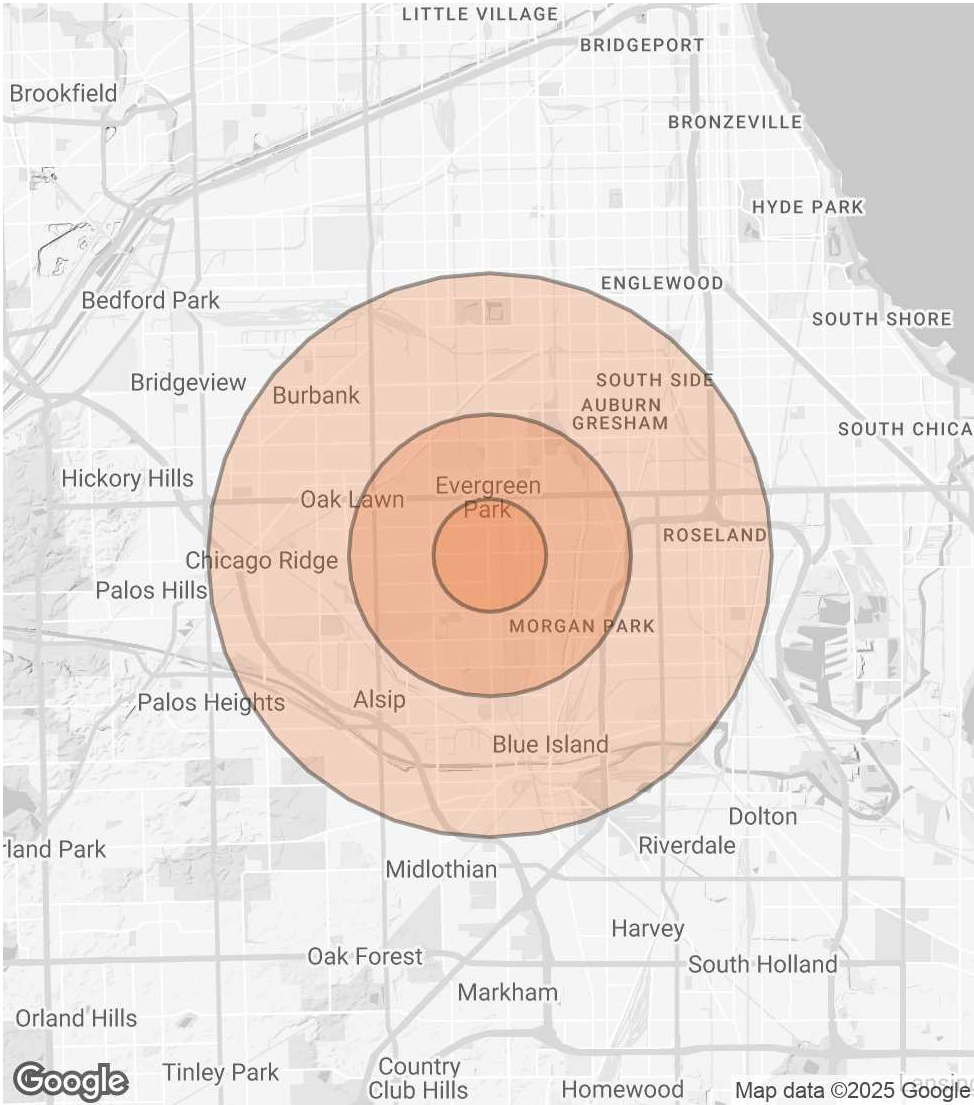
POPULATION 1 MILE 2.5 MILES 5 MILES

TOTAL POPULATION	22,262	119,390	479,496
AVERAGE AGE	40	42	41
AVERAGE AGE (MALE)	39	40	39
AVERAGE AGE (FEMALE)	41	43	42

HOUSEHOLDS & INCOME 1 MILE 2.5 MILES 5 MILES

TOTAL HOUSEHOLDS	8,001	46,448	177,091
# OF PERSONS PER HH	2.8	2.6	2.7
AVERAGE HH INCOME	\$136,107	\$116,515	\$86,552
AVERAGE HOUSE VALUE	\$335,313	\$304,512	\$242,609

Demographics data derived from AlphaMap



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## SVN BY THE NUMBERS



# SVN<sup>®</sup> by the numbers



200+

Office Owners

2,200

Advisors & Staff

\$14.9B

Total value of sales & lease transactions

5

Global Offices & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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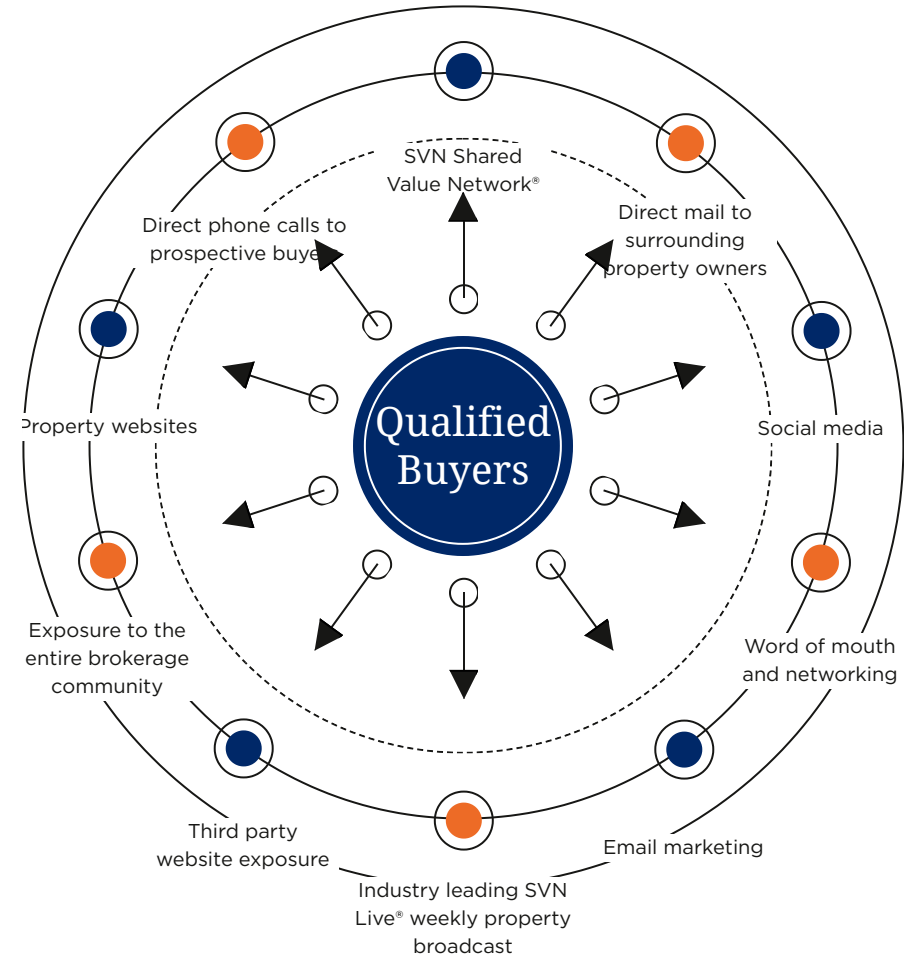
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# SVN® marketing strategy (sales)

CUSTOM MARKETING STRATEGY MEETS MULTIPLE MEDIA CHANNELS TO

## Maximize the value of your property



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# The 9.6% report

A REPORT ON THE PRICING  
ADVANTAGE OF COOPERATION

**SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.**

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.\*

## The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

## It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

## Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

**Visit [svn.com](https://svn.com) to find out more.**

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

\*Peter Froberg and Viroj Jienwatcharamongkhon, Cooperation in Commercial

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ADVISOR BIO 1



DEREK GONSCH

Associate Advisor

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PROFESSIONAL BACKGROUND

Derek Gonsch is an experienced associate advisor with SVN specializing in sales and leasing for retail, office, and investment properties for clients of all sizes. Derek has been a licensed real estate professional since the summer of 2020. He has built an expertise in Chicago’s market of the south suburbs where he was born, raised, and currently resides.

Prior to joining SVN, Mr. Gonsch served as a broker with Houbolt Real Estate (HRE) based in Oak Lawn, where he managed a portfolio of over 600 units comprised of a mix of residential, retail, and office units. He also closed on numerous leases and sales during his time at his previous company.

Derek also holds an Accredited Commercial Practitioner Certification, a certification that is held by less than 100 brokers in Illinois. He has also enrolled in various other real estate based classes such as business brokering, and transaction specialist courses. Mr. Gonsch is a member of the Chicago Association of Realtors (CAR) and the National Association of Realtors (NAR), while also being an active member in various south suburban chambers of commerce.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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