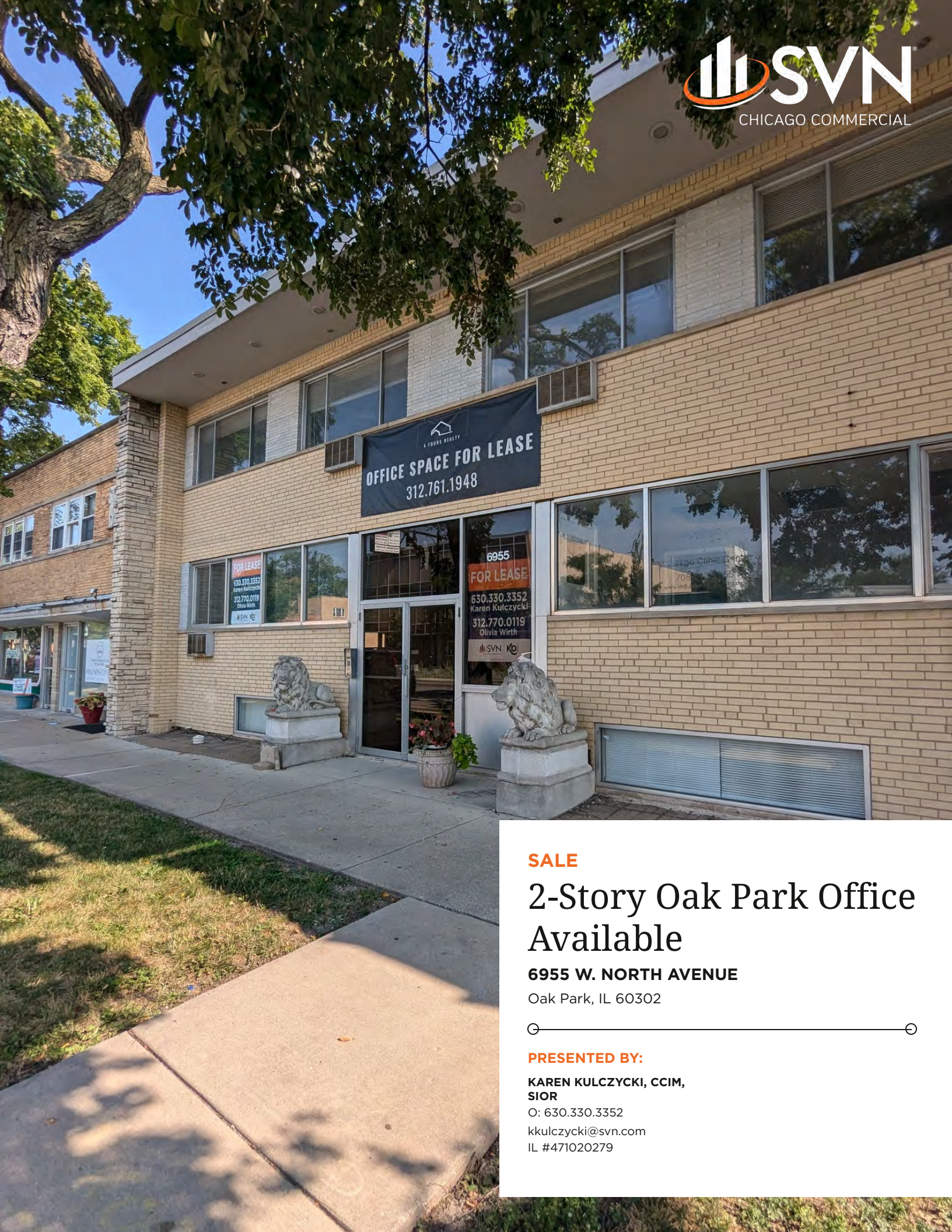




SALE

2-Story Oak Park Office Available

6955 W. NORTH AVENUE

Oak Park, IL 60302

PRESENTED BY:

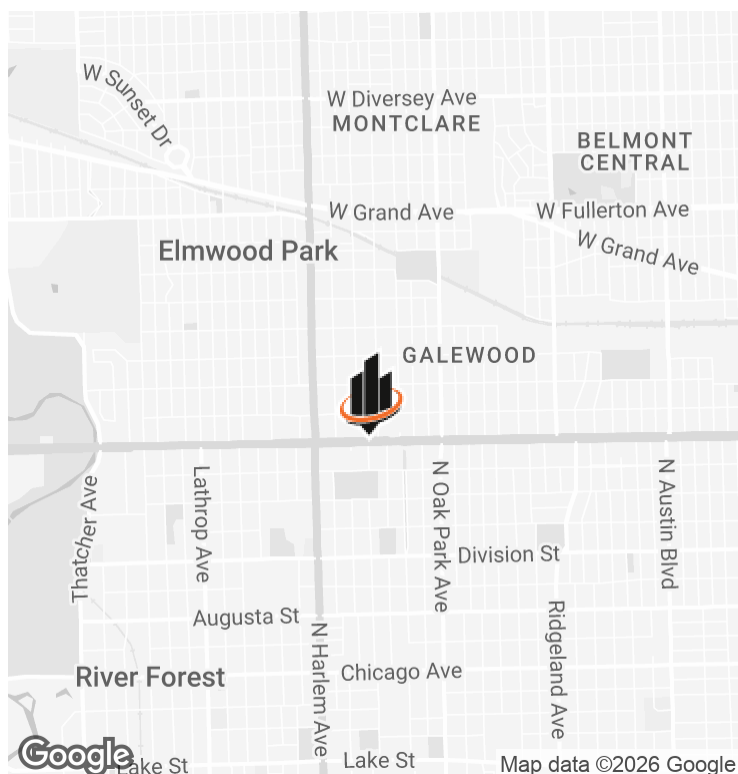
**KAREN KULCZYCKI, CCIM,
SIOR**

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$575,000
PRICE PER SF:	\$85.82
NUMBER OF UNITS:	11
LOT SIZE:	0.14 Acres
BUILDING SIZE:	6,700 SF
SUBMARKET:	Near West
APN:	16-06-103-003-0000 16-06-103-037-0000

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 6955 West North Avenue, a $\pm$ 6,700 SF 2-story office building with garden level in Oak Park, Illinois. 12-Units, rear parking, and 54% occupancy. Various small suites available. Frontage on North Ave (33,500 VPD) just east of Harlem Avenue. With nearby access to I-290, I-294, the CTA Green Line and multiple bus routes, the property enjoys seamless connections to the broader Chicago metropolitan area.

PROPERTY HIGHLIGHTS

- $\pm$ 6,700 SF 2-story Office with Garden Level
- 12 Units | Open Concepts | 54% Occupied
- Rear Parking | Frontage on North Avenue
- Nearby access to CTA Green Line, bus routes, I-290, and I-294

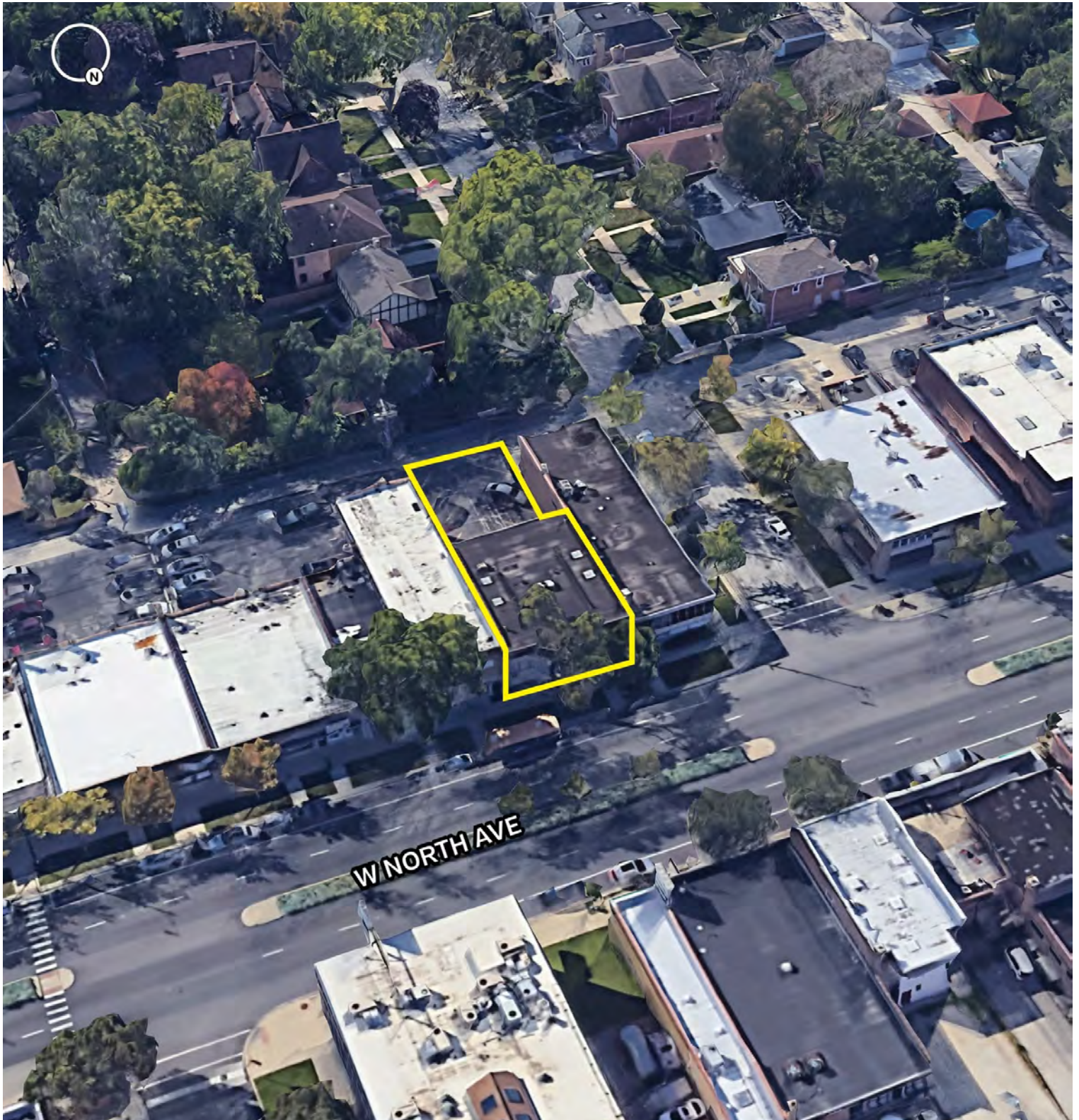
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AERIAL PHOTO



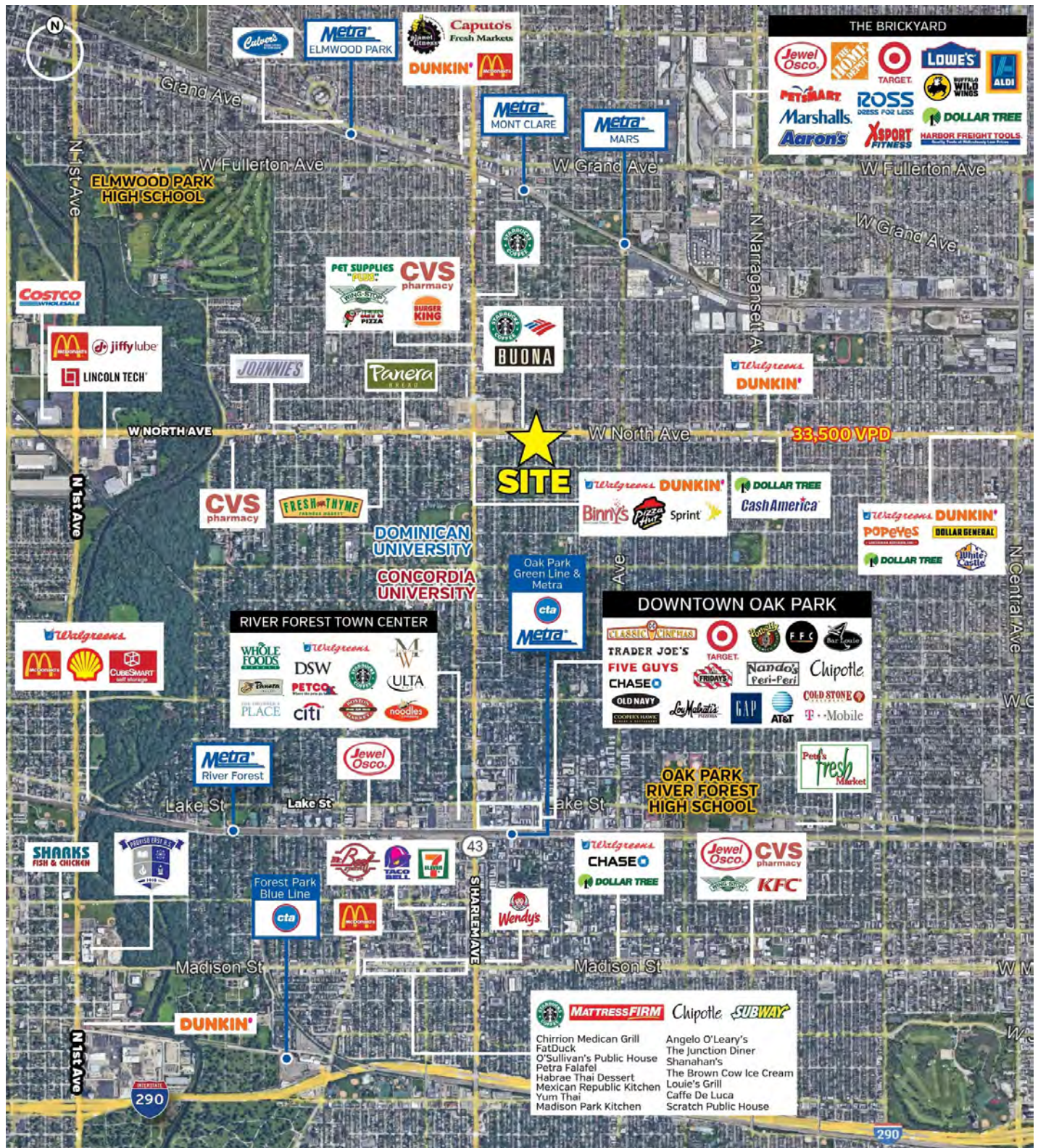
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AREA RETAIL



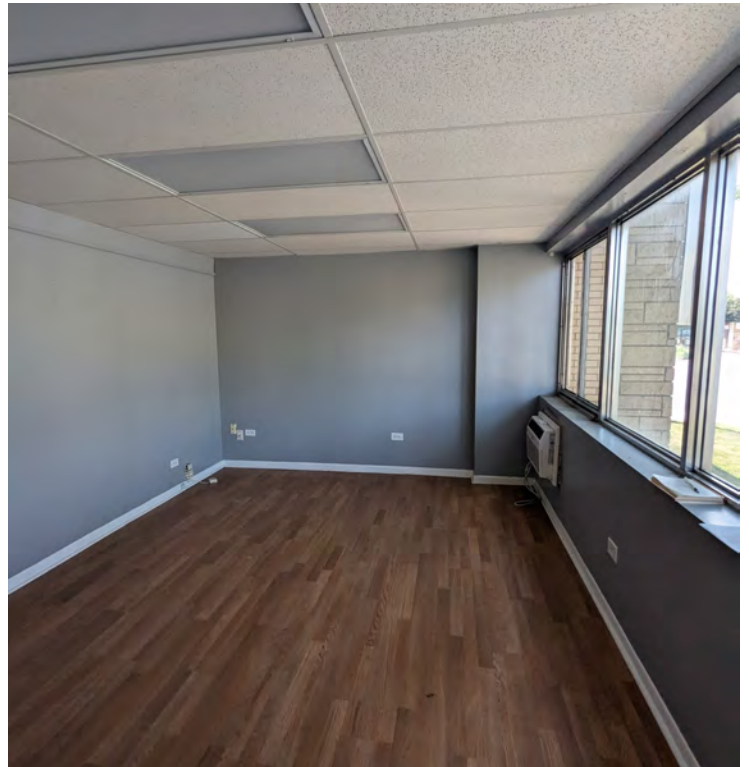
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ADDITIONAL PHOTOS



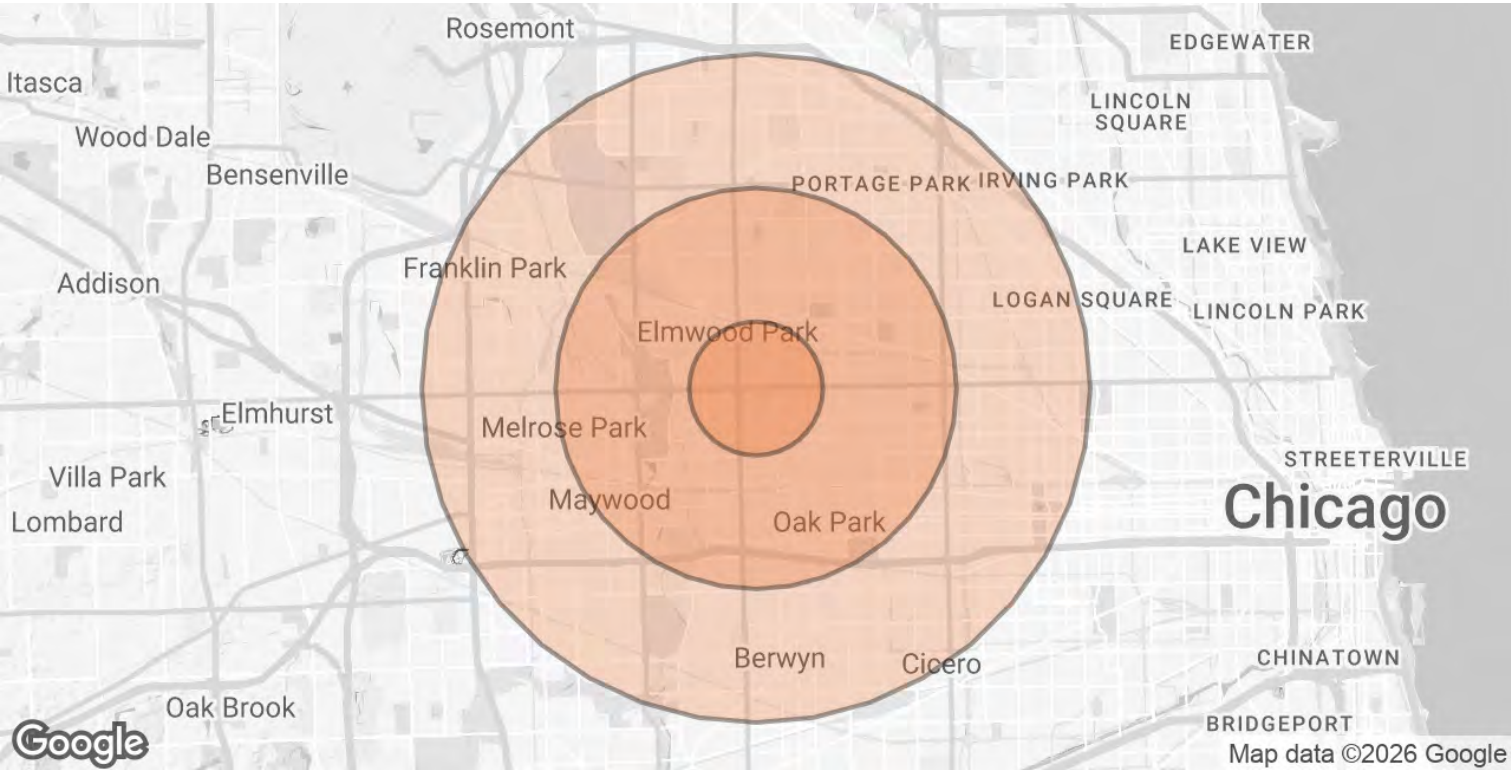
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	25,884	311,562	833,901
AVERAGE AGE	42	40	39
AVERAGE AGE (MALE)	41	39	38
AVERAGE AGE (FEMALE)	43	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,875	116,204	306,339
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$162,332	\$103,536	\$96,818
AVERAGE HOUSE VALUE	\$519,483	\$381,911	\$368,438

Demographics data derived from AlphaMap

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DISCLAIMER

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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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