



Office Building For Sale

# OFFICE BUILDING INVESTMENT OPPORTUNITY

220 CHANNAHON ST, SHOREWOOD, IL 60404

For More Information Please Contact:

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"No warranty or representation is made by the Listing Agent as to the accuracy of the foregoing information. Therefore it is the Purchaser's/Tenant's responsibility to ascertain its requirements and to determine the specifications listed on this listing form are acceptable to the Purchaser/Tenant. Terms of sale or lease and availability are subject to change or withdrawal without notice."



# OFFERING SUMMARY

220 CHANNAHON ST, SHOREWOOD, IL 60404



## OFFERING SUMMARY

Sale Price:	\$950,000
Main Floor Size:	+/-2,400 SF
Lower Level Size:	800 SF
Lot Size:	0.27 Acres
Cap Rate:	8.13%
NOI:	\$76,831.94
Zoning:	B

## EXECUTIVE SUMMARY

- Office Building Investment Opportunity in Shorewood, IL.
- Minutes from I-55.
- Located off heavily traveled Route 52 (Jefferson St) with 24,900 vehicles per day.
- Near national retailers, restaurants, and hotels.

## PROPERTY HIGHLIGHTS

- Well maintained commercial real estate investment opportunity
- Four, fully leased high-end office suites
- Two located on the lower level, an additional 800 SF
- New roof and windows (2024)
- Monument sign facing Route 52 (Jefferson St)
- Convenient entrance ramp for accessibility
- Ample parking



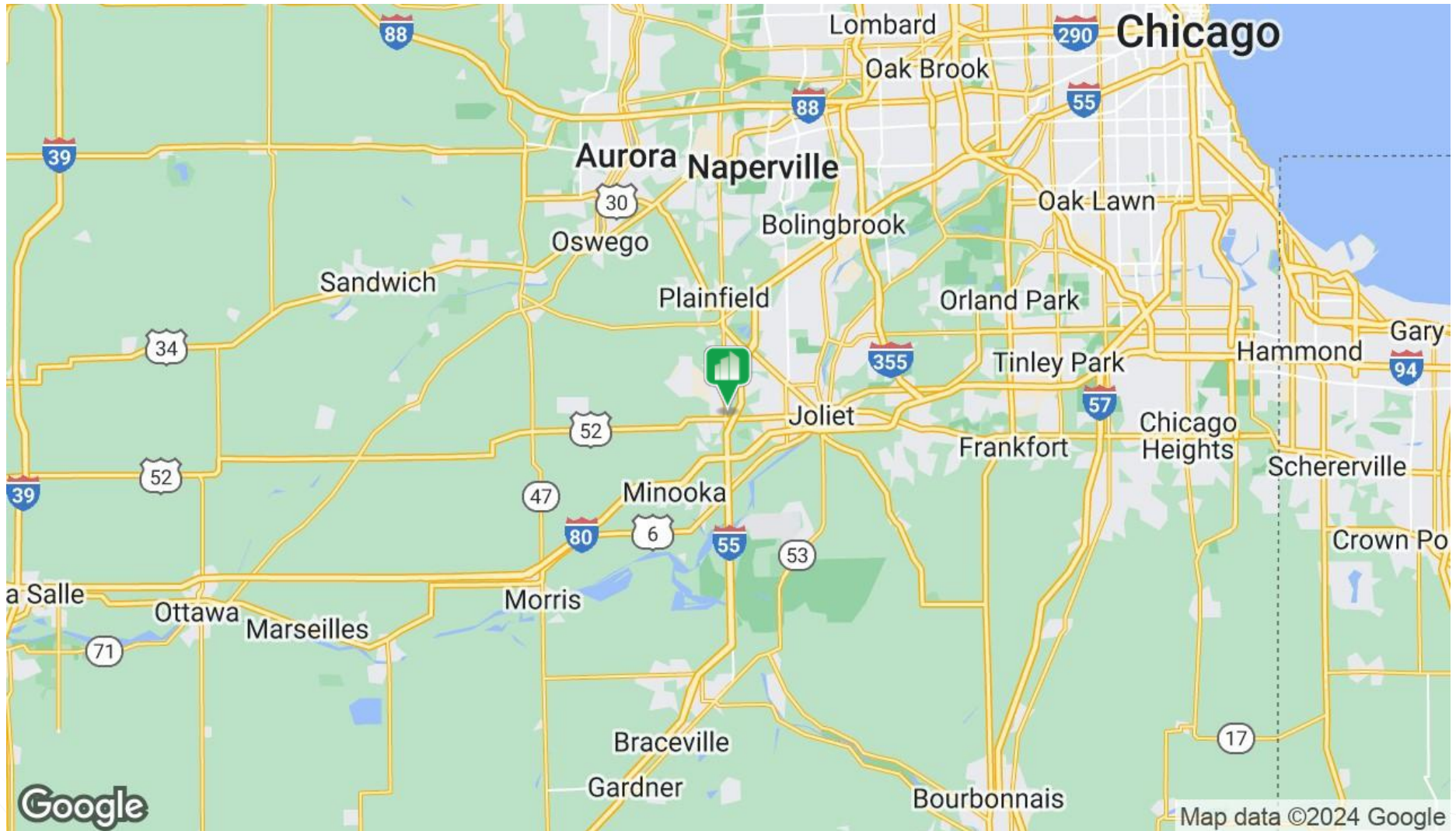
# PROPERTY PICTURES

220 CHANNAHON ST, SHOREWOOD, IL 60404



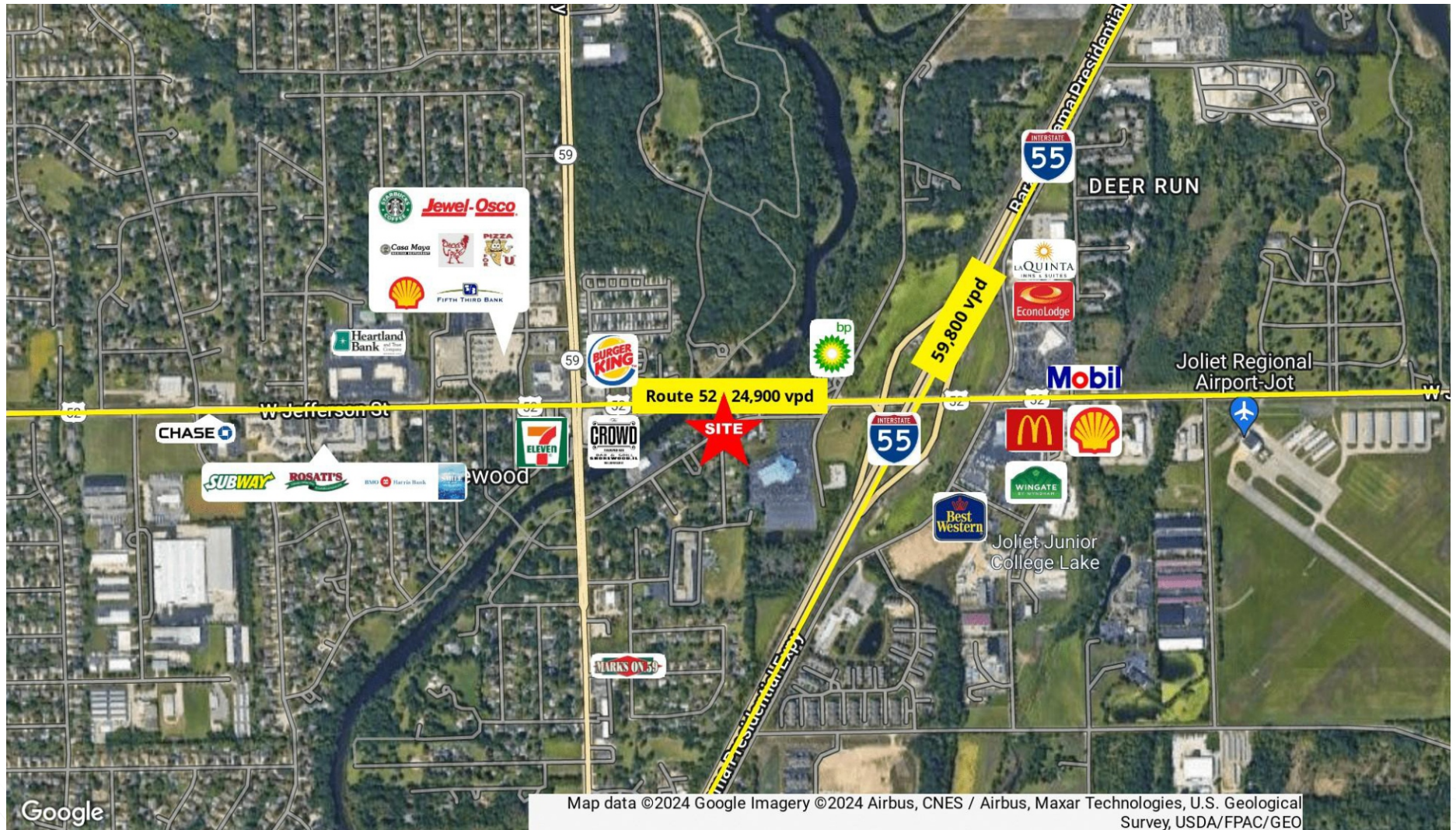
# REGIONAL MAP

220 CHANNAHON ST, SHOREWOOD, IL 60404



# RETAILER MAP

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# AREA DEMOGRAPHICS

220 CHANNAHON ST, SHOREWOOD, IL 60404



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total Population	4,981	47,474	134,883
Average Age	38.5	36.3	35.2
Average Age (Male)	37.9	35.4	34.4
Average Age (Female)	39.3	36.5	35.7
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	1,830	16,119	45,713
# of Persons per HH	2.7	2.9	3.0
Average HH Income	\$86,150	\$86,996	\$80,784
Average House Value	\$204,563	\$215,500	\$220,240

2020 American Community Survey (ACS)

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