



# FOR SALE



## Office Space in the Imperial Towers Building

4250 NORTH MARINE DRIVE, UNIT 233, CHICAGO, IL 60613

**PRESENTED BY:**

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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.

## PROPERTY SUMMARY

### OFFICE SPACE IN THE IMPERIAL TOWERS BUILDING

4250 NORTH MARINE DRIVE, UNIT 233  
CHICAGO, IL 60613

#### OFFERING SUMMARY

SALE PRICE: \$70,000

AVAILABLE SF: 1,040 SF

### PROPERTY OVERVIEW

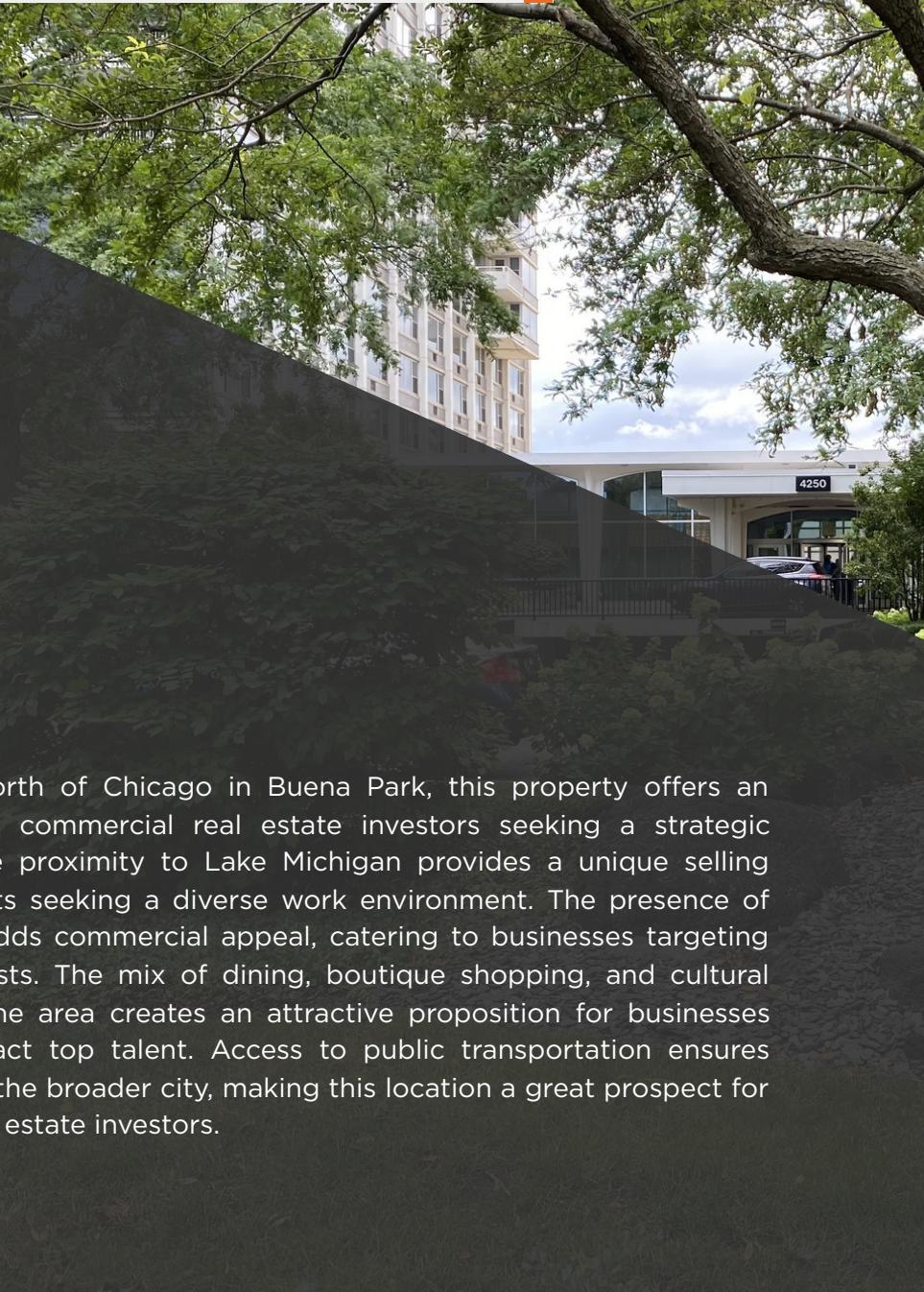
A prime 1,040 square feet commercial office space situated in the Imperial Towers Building in the Buena Park neighborhood features a lobby, large open office space, private office, kitchenette, private washroom, and a storage space. Ideal for a variety of businesses, including accounting firms, law firms, and medical professionals.



## PROPERTY PHOTOS

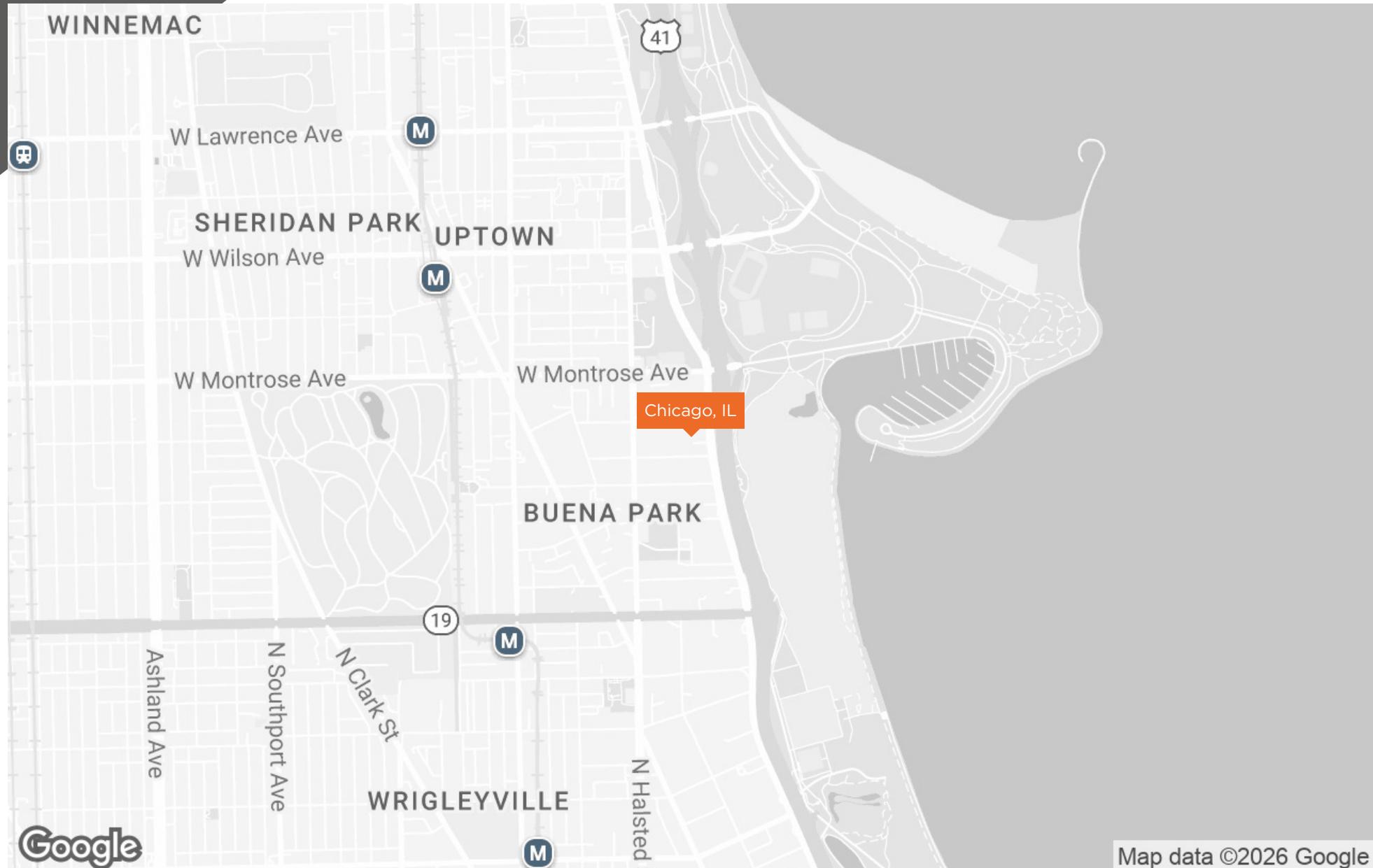


## LOCATION DESCRIPTION



Located just north of Chicago in Buena Park, this property offers an opportunity for commercial real estate investors seeking a strategic investment. The proximity to Lake Michigan provides a unique selling point for tenants seeking a diverse work environment. The presence of Wrigley Field adds commercial appeal, catering to businesses targeting sports enthusiasts. The mix of dining, boutique shopping, and cultural attractions in the area creates an attractive proposition for businesses looking to attract top talent. Access to public transportation ensures connectivity to the broader city, making this location a great prospect for commercial real estate investors.

## LOCATION MAP



## AERIAL VIEW



# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	8,275	21,806	62,334
<b>AVERAGE AGE</b>	43	41	40
<b>AVERAGE AGE (MALE)</b>	42	40	40
<b>AVERAGE AGE (FEMALE)</b>	43	41	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	5,058	12,950	36,671
<b># OF PERSONS PER HH</b>	1.6	1.7	1.7
<b>AVERAGE HH INCOME</b>	\$105,443	\$99,365	\$106,264
<b>AVERAGE HOUSE VALUE</b>	\$352,252	\$393,444	\$466,077

Demographics data derived from AlphaMap

