Property Summary

Edison Park Warehouse

6501 N Avondale Ave, Chicago, IL 60631

TROY COMPANIES
REAL ESTATE LTD.
SINCE 1960

Property Description

The property is available for sale. Rarely available warehouse building with ample off street parking in Edison Park. Owner is flexible and can deliver the property completely vacant or potentially interested in leasing back a portion of the property.

Property Highlights

- Common access to loading dock and drive in doors
- Ceiling heights between 12'-20'
- Off street parking

Offering Summary

Sale Price:	**Subject to Offer**
Lot Size:	57,000 SF
Building Size:	37,700 SF
Zoning:	M1-1
Loading:	Two Drive-in-doors, one loading dock
RE Taxes:	$85,686.51

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Location Map

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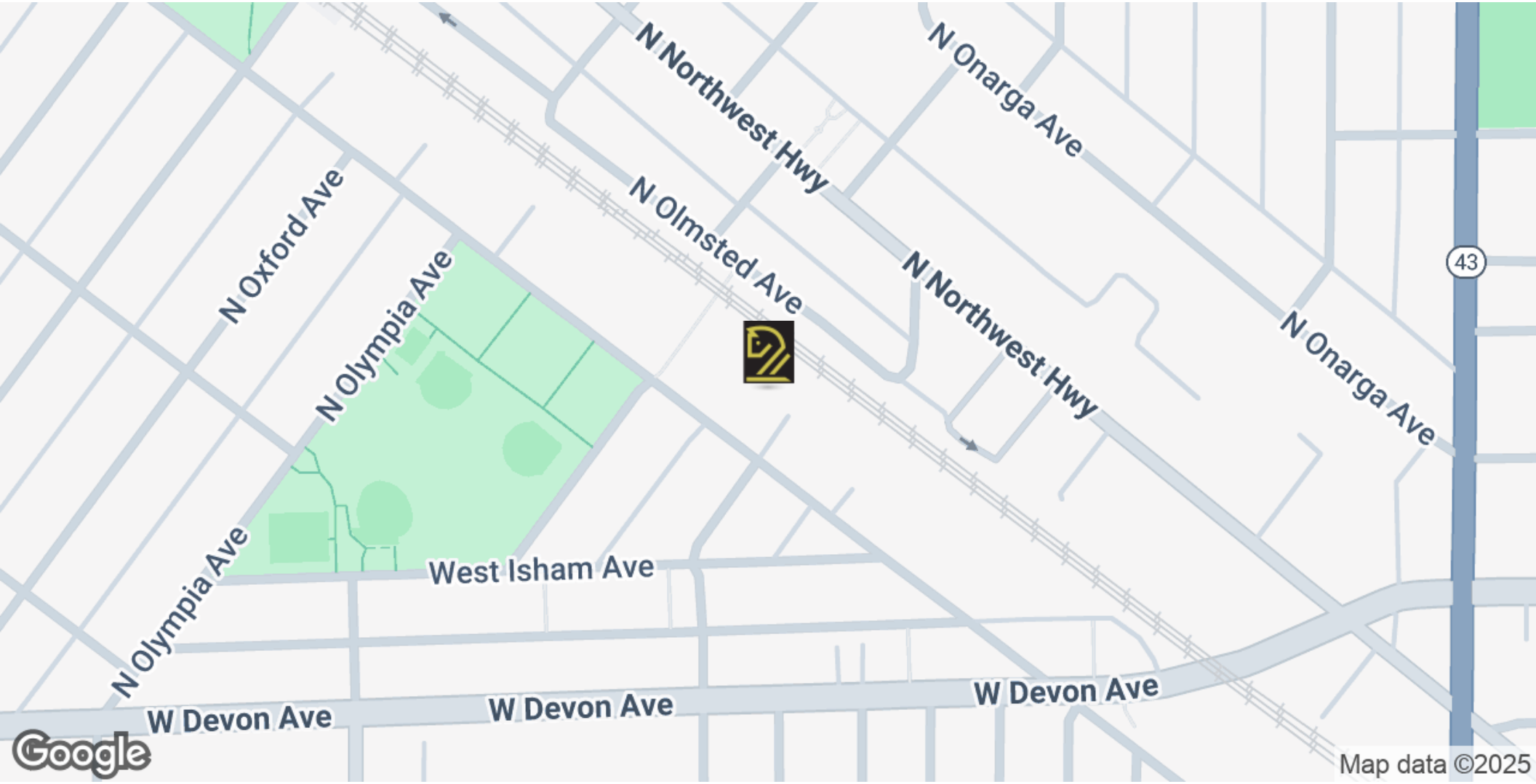

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Property Details & Highlights

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Building Name	Edison Park Warehouse
Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	09-36-424-020-0000
Building Size	37,700 SF
Lot Size	57,000 SF
Year Built	1958
Number of Floors	1
Average Floor Size	37,700 SF
Parking Spaces	25
Number of Buildings	1

A rare opportunity to purchase a 37,700 SF warehouse building with numerous recent updates throughout. This property features ample off-street parking, two drive in doors, and a loading dock. The property would be a great candidate for an owner/user operation looking to relocate, or the property features several ways to operate as a multi-tenant investment property.

- Exterior masonry/tuckpointing: 2025
- Internal gas lines: 2025
- Skylight replacement: 2018 & 2021
- Full roof replacement: 2014
- HVAC replacement: 2014 & 2017

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Additional Photos

Edison Park Warehouse

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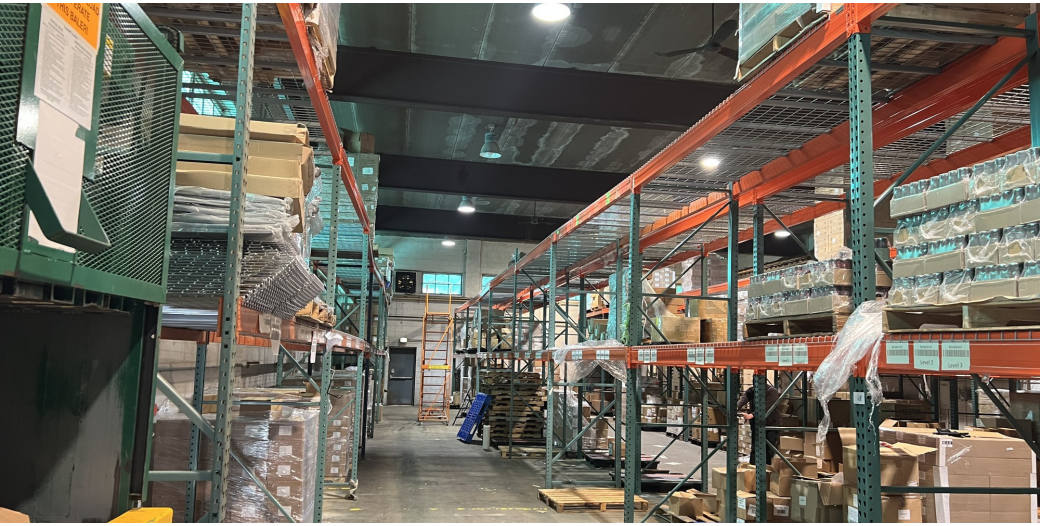

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Site Plans

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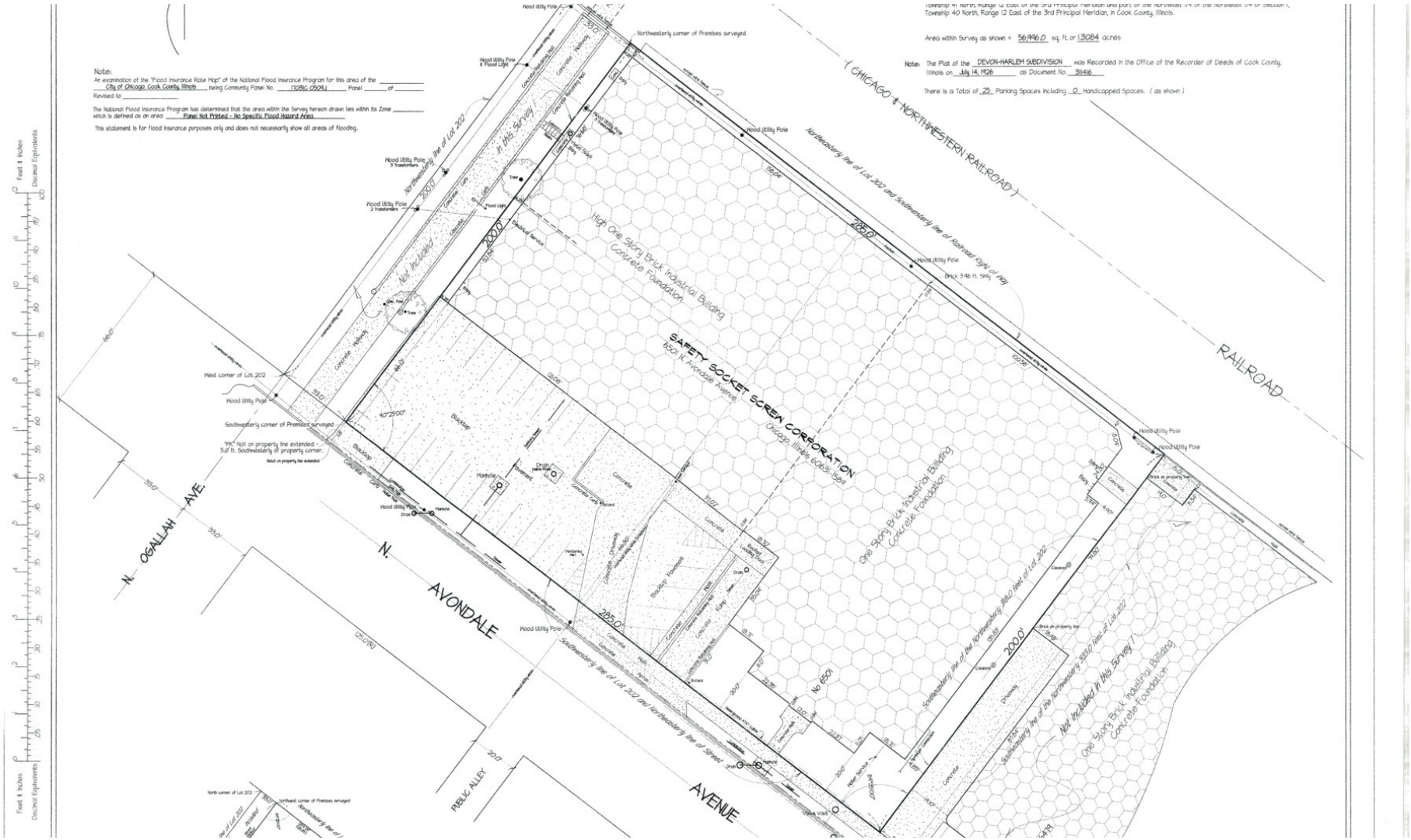

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Area Analytics

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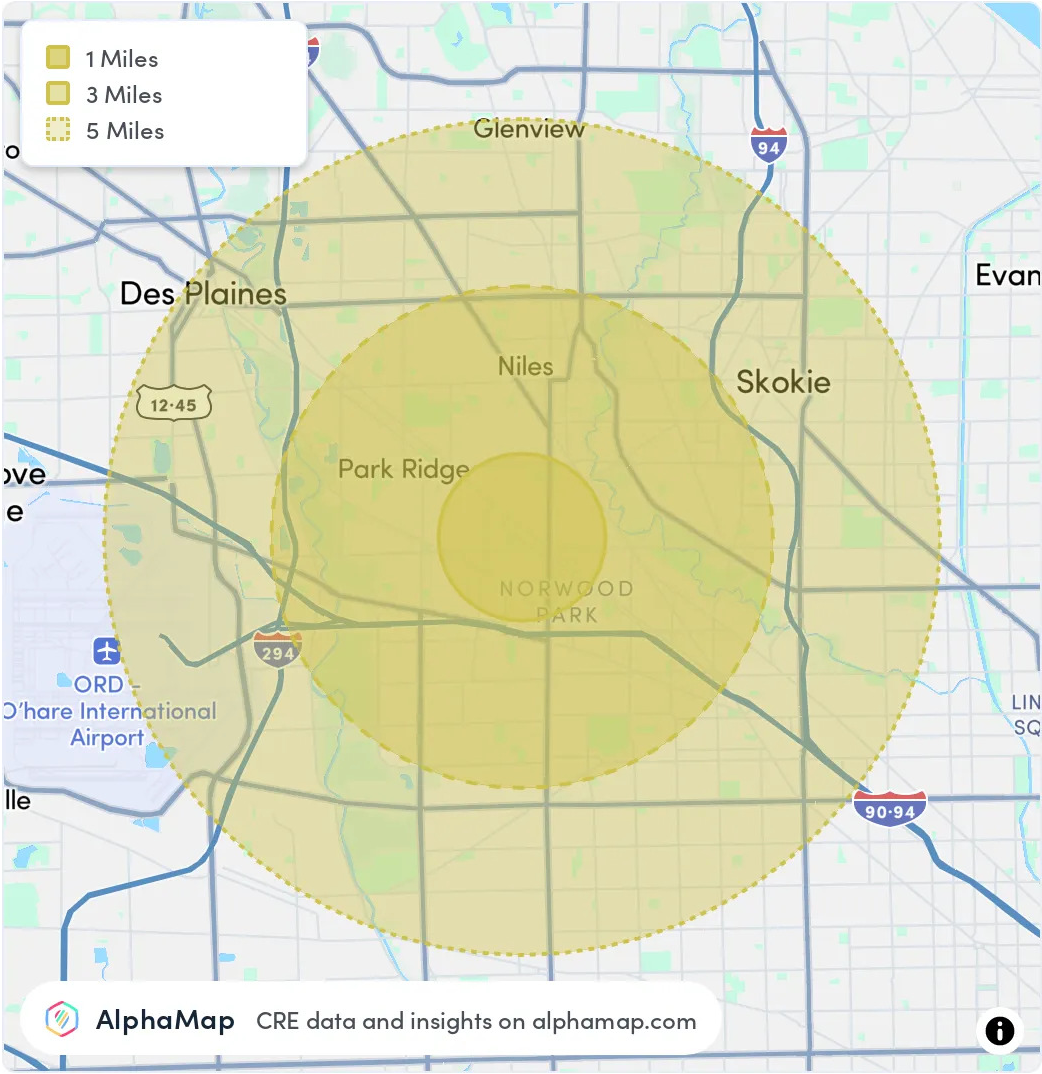
Population	1 Mile	3 Miles	5 Miles
Total Population	24,864	178,008	498,782
Average Age	44	44	43
Average Age (Male)	43	42	42
Average Age (Female)	46	45	44

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	10,354	70,282	190,346
Persons per HH	2.4	2.5	2.6
Average HH Income	$155,363	$137,102	$123,710
Average House Value	$535,463	$474,526	$440,750
Per Capita Income	$64,734	$54,840	$47,580

Map and demographics data derived from AlphaMap



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