

JAMESON.

**4614-16 W FULLERTON**  
**CHICAGO, IL**

**FOR SALE / LEASE**

**ART COLLAZO**

VICE PRESIDENT, SALES

[acollazo@jameson.com](mailto:acollazo@jameson.com)

773.551.5165



# EXECUTIVE SUMMARY



## PROPERTY HIGHLIGHTS:

- WELL-MAINTAINED OFFICE/SHOWROOM BUILDING
- WITH WAREHOUSE
- GREAT EXPOSURE ON FULLERTON AVE.
- FLEX BUILDING IDEAL FOR SMALL BUSINESS
- 6 PARKING SPACES IN REAR
- FLOOR DRAINS

### LEASE PRICE

\$13.00 SF/YR

### BUILDING SIZE

7,200 SF

### TOTAL LAND

8,700 SF (ADDITIONAL 4,800 SF LOT)

### OFFICE

4,800

### CEILING HEIGHT

12' CLEAR

### LOADING

M1-1

### ZONING

2 DRIVE-IN DOORS

### ZONING

M1-1

### 2024 TAXES

\$15,193.43

### LEASE RATE

13 PSF NNN

### SALE PRICE

\$1,000,000

ART COLLAZO

VICE PRESIDENT, SALES

773.551.5165

ACOLLAZO@JAMESON.COM

JAMESON.

# INTERIOR PHOTOS

4614 - 16 W FULLERTON AVENUE  
CHICAGO, IL

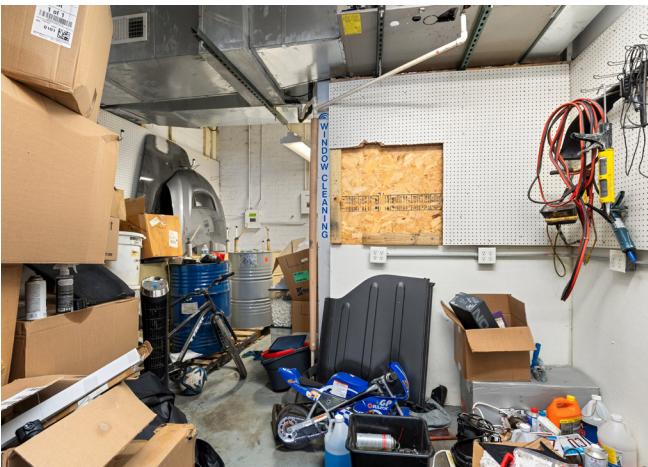


JAMESON.

ART COLLAZO  
VICE PRESIDENT, SALES  
773.551.5165  
ACOLLAZO@JAMESON.COM

## INTERIOR PHOTOS

4614 - 16 W FULLERTON AVENUE  
CHICAGO, IL



ART COLLAZO  
VICE PRESIDENT, SALES  
773.551.5165  
ACOLLAZO@JAMESON.COM

## INTERIOR PHOTOS

4614 - 16 W FULLERTON AVENUE  
CHICAGO, IL



JAMESON.

ART COLLAZO  
VICE PRESIDENT, SALES  
773.551.5165  
ACOLLAZO@JAMESON.COM

## EXTERIOR PHOTOS

4614 - 16 W FULLERTON AVENUE  
CHICAGO, IL



ART COLLAZO

VICE PRESIDENT, SALES

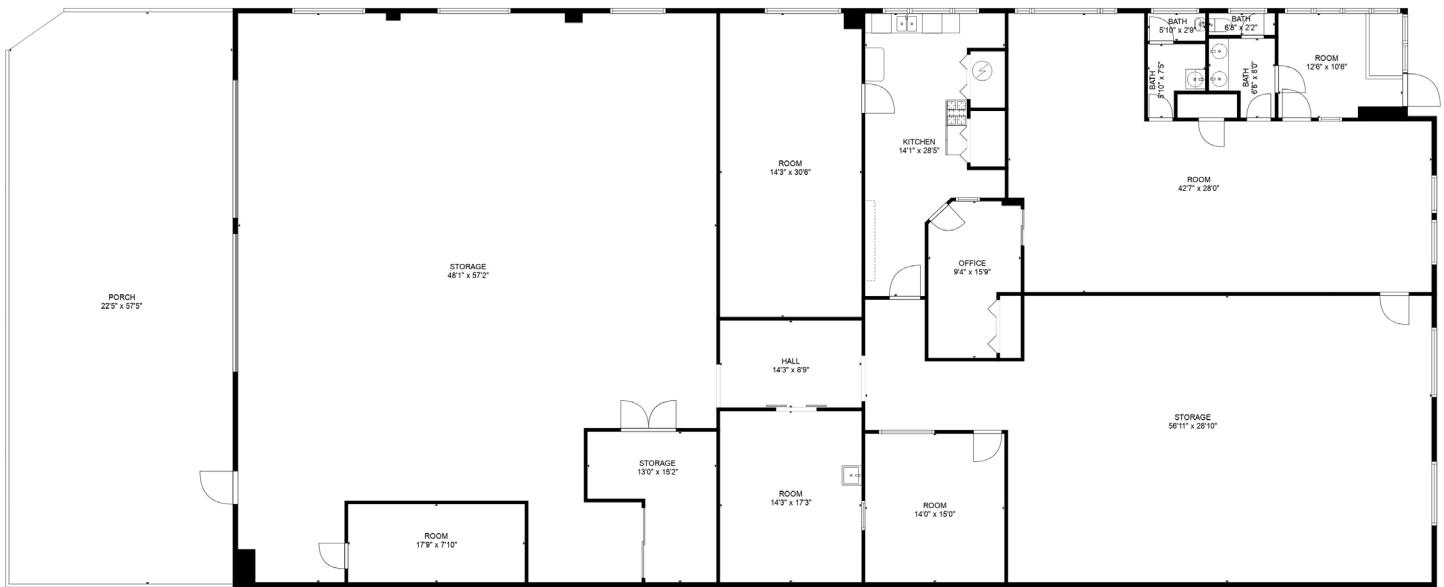
773.551.5165

[ACOLLAZO@JAMESON.COM](mailto:ACOLLAZO@JAMESON.COM)

JAMESON.

# FLOORPLAN

4614 - 16 W FULLERTON AVENUE  
CHICAGO, IL



**TOTAL: 2874 sq. ft**

FLOOR 1: 2874 sq. ft

EXCLUDED AREAS: STORAGE: 3949 sq. ft, PORCH: 1283 sq. ft

WALLS: 178 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

ART COLLAZO

VICE PRESIDENT, SALES

773.551.5165

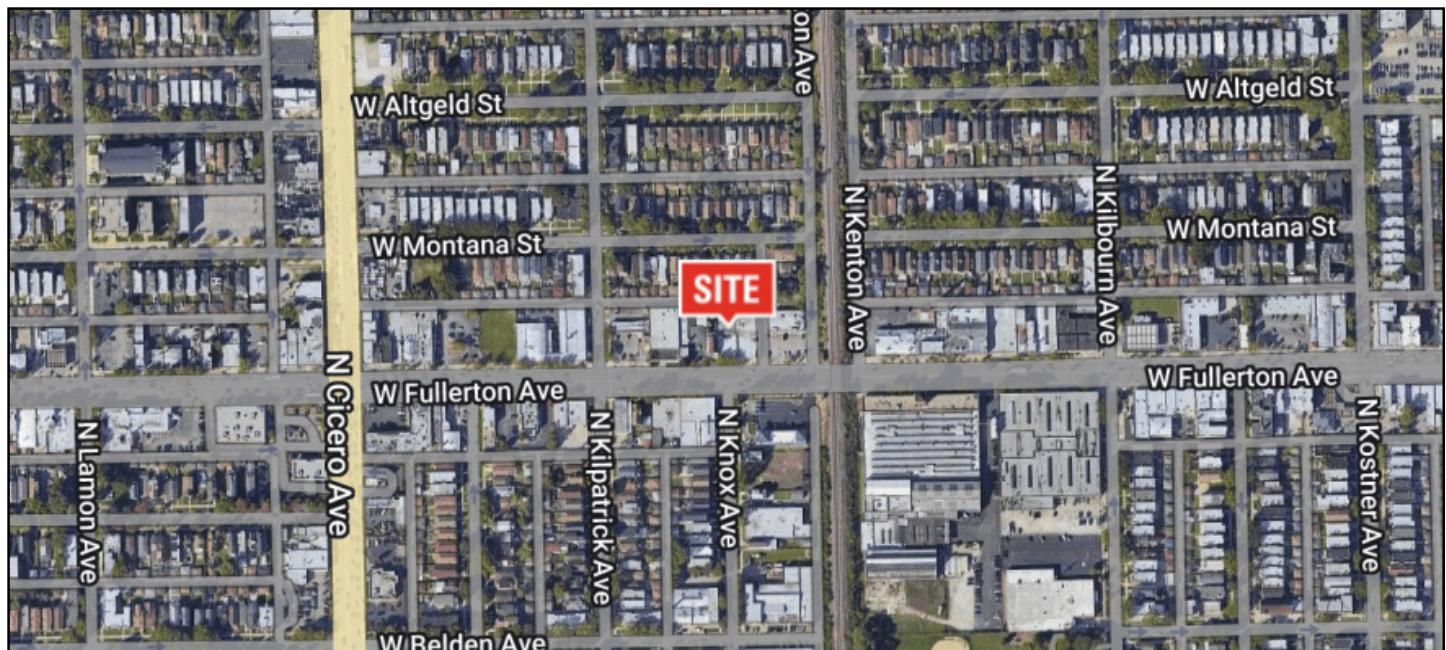
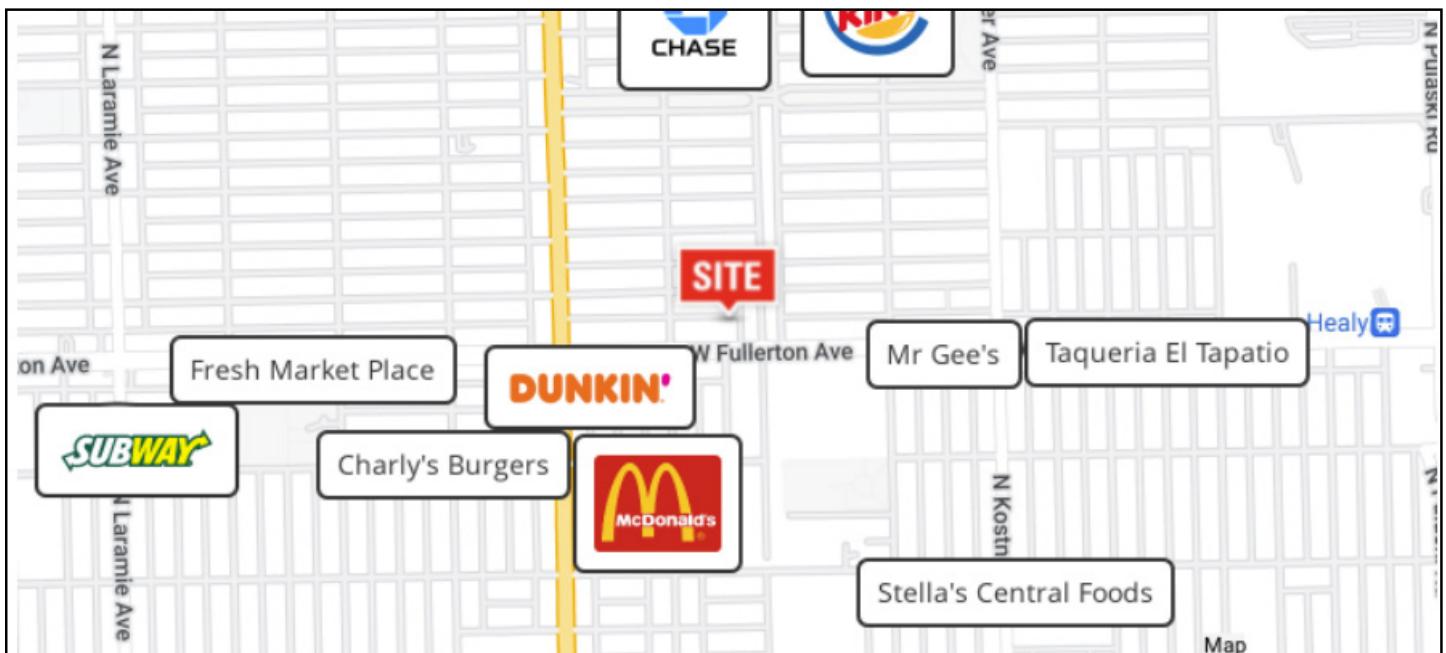
ACOLLAZO@JAMESON.COM

JAMESON.

## MARKET & LOCATION INFORMATION

4614 - 16 W FULLERTON AVENUE

CHICAGO, IL



**PROPERTY SURVEY**  
4614 - 16 W FULLERTON AVENUE  
CHICAGO, IL

# NATIONAL SURVEY SERVICE, INC.

SURVEY NO. N-108780 STAKE (East Parcel)  
N-111610 LOCATION  
N-130640 SURVEY  
REVISED

DATE: OCT. 8, 1984  
MARCH 19, 1987  
JAN. 20, 2021  
MAR. 19, 2021

## ALTA/NSPS LAND TITLE SURVEY

### Plat of Survey

THAT PART OF LOTS 11, 12 AND THE EAST 1/2 OF LOT 13 IN BLOCK 27 IN S. S. HAYES' KELVIN GROVE ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT LYING EAST OF THE 15 FT. PRIVATE ALLEY, OF WHICH THE EAST 1/2 OF LOT 13 IS A PART, COMMENCING AT A POINT ON THE SOUTH LINE OF SAID TRACT 49.44 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID TRACT 50.90 FEET, THENCE EAST 15.00 FEET, THENCE NORTH 45.74 FEET, THENCE EAST 15.00 FEET, THENCE NORTH 86.82 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT, SAID POINT BEING 50.90 FEET EAST OF THE NORTHWEST CORNER THEREOF, IN COOK COUNTY, ILLINOIS.

AREA = 8,655 SQUARE FEET OR 0.19868 ACRES

KNOWN AS: 4616 W. FULLERTON AVENUE, CHICAGO, ILLINOIS

SURVEY FOR: VENTURE HUB

Vicinity Map  
(Not to Scale)

W. Fullerton

**FLOOD HAZARD INFORMATION:**  
THE SUBJECT PROPERTY IS DESIGNATED AS ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF CHICAGO, ILLINOIS, COMMUNITY NO. 70074, PANEL NO. 0415, MAP NUMBER 1701201, WHICH IS A COPY OF THE FIRM MAP AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**IMPORTANT**  
NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.

DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF (thus 4'5") MEANS 4 FEET AND 5/8 FEET, OR IN FEET AND INCHES, thus 4'-8 1/8".

CONTRACTORS AND BUILDERS SHOULD BE NOTIFIED TO TESTIFY AND CERTIFY THAT THE CONSTRUCTION OF THE PROPERTY IS IN ACCORDANCE WITH THE PLAT WITH THE STAKES, POINTS, ETC. GIVEN ON THE PROPERTY BEFORE THE CONSTRUCTION BEGINS. THE SURVEYOR IS NOT RESPONSIBLE FOR THE PLACEMENT OR DISPLACEMENT OF POINTS MAY BE CORRECTED BEFORE DAMAGE IS DONE.

UTILITY DATA OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND IS NOT TO BE RELIED UPON. THE SURVEYOR IS NOT RESPONSIBLE FOR UTILITIES AS INDICATED AND SHOULD BE ASSUMED TO BE APPROXIMATE.

© NATIONAL SURVEY SERVICE, INC. 2021 "ALL RIGHTS RESERVED"

**TITLE EXCEPTIONS AND SURVEY NOTES:**  
CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 20SA3636036LP  
REVISION 1 DATED DECEMBER 4, 2020.

1. (C) PARTY WALL AGREEMENT RECORDED DECEMBER 8, 1952 AS DOCUMENT 12022714, WHICH AGREEMENT DIVIDES THE PROPERTY BETWEEN LOTS 11 AND THE EAST 1/2 OF LOT 12 AND THE WEST 1/2 OF LOT 13 AND THE EAST 1/2 OF LOT 13. A COPY OF THE DOCUMENT WAS NOT PROVIDED TO THE SURVEYOR FOR REVIEW.

2. (D) EASEMENT FOR PUBLIC UTILITIES AS SHOWN ON THE PLAT OF SUBDIVISION FILED AS DOCUMENT U2227174, WHICH DOCUMENT WAS NOT PROVIDED TO THE SURVEYOR FOR REVIEW.

3. (D) COVENANTS AND RESTRICTIONS CONTAINED IN DOCUMENT U2227174, WHICH DOCUMENT WAS NOT PROVIDED TO THE SURVEYOR FOR REVIEW.

#### GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

MY LICENSE EXPIRES 11/30/2022

REVISED  
N-130640 SURVEY  
N-111610 LOCATION  
N-108780 STAKE (East Parcel) DATE: OCT. 8, 1984

MAR. 19, 2021

JAN. 20, 2021

JAN. 20, 1987

JAN. 20, 2021

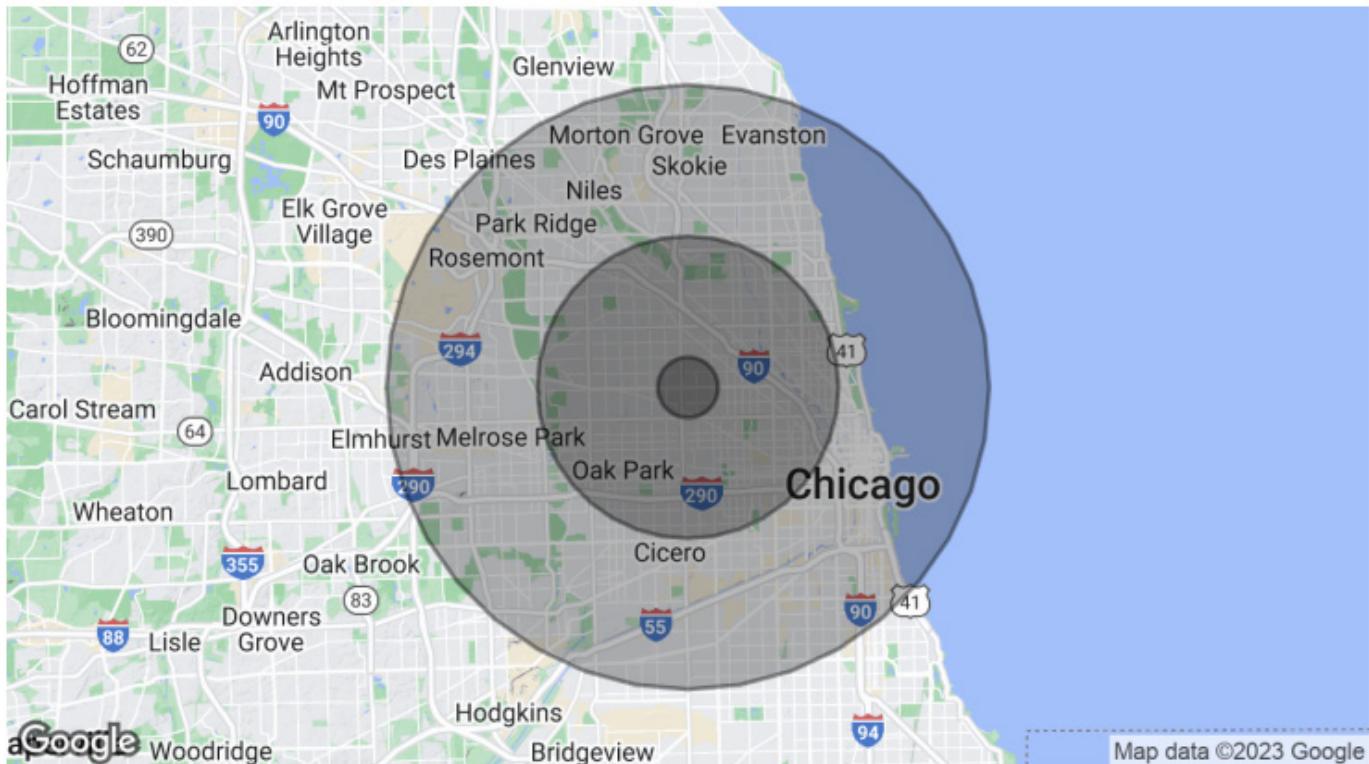
MAR. 19, 2021

</div

**ART COLLAZO**  
VICE PRESIDENT, SALES  
773.551.5165  
ACOIJLAZO@JAMESON.COM

## DEMOGRAPHICS

4614 - 16 W FULLERTON AVENUE  
CHICAGO, IL



Map data ©2023 Google

### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	61,528	1,142,043	2,762,752
Average Age	33.9	35.8	36.8
Average Age (Male)	34.4	35.3	36.1
Average Age (Female)	34.1	36.5	37.6

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	19,990	476,423	1,191,605
# of Persons per HH	3.1	2.4	2.3
Average HH Income	\$64,024	\$97,892	\$94,600
Average House Value	\$268,930	\$368,048	\$334,819

\* Demographic data derived from 2020 ACS - US Census



ART COLLAZO

VICE PRESIDENT, SALES

773.551.5165

ACOLLAZO@JAMESON.COM



JAMESON.



**ART COLLAZO**

VICE PRESIDENT, SALES

312.551.5165

[ACOLLAZO@JAMESON.COM](mailto:ACOLLAZO@JAMESON.COM)