



Retail/Stores

Status: **NEW** MLS #: **12119399** List Price: **\$649,900**
 Area: **155** List Date: **07/24/2024** Orig List Price: **\$649,900**
 Address: **1421-1427 W Roosevelt Rd , Broadview, IL 60155**
 Directions: **ROOSEVELT ROAD EAST OR WEST TO THE 1400 BLOCK IN BROADVIEW**
 Sold by: Mkt. Time (Lst./Tot.): **2/2** Rented Price:
 Closed Date: Contract: Lease Price SF/Y:
 Off Mkt Date: Concessions: Mthly. Rnt. Price:
 Township: **Proviso** Unincorporated: **No** CTGF:
 Zoning Type: **Commercial** Year Built: **1954** County: **Cook**
 Actual Zoning: **C1** Relist: Multiple PINs: **Yes**
 Subtype: **Free Standing Store, Neighborhood Storefront, Restaurant** List Price Per SF: **\$138.28** Min Rentbl. SF: **0**
 Sold Price Per SF: **\$0** Max Rentbl. SF: **0**

Lot Dimensions: **6250** Lot Size Source: **Listing Agent**

Apx. Tot. Bldg SF: **5300** # Stories: **1** # Units: **4**
 Land Sq Ft: **4700** Gross Rentbl. Area: **4700** Unit SF: **4700** (Leasable Area Units: **Square Feet**)

Net Rentable Area: **4700** # Tenants: **2** Lease Type:
 Estimated Cam/Sf: Estimated Tax per SF/Y:

Mobility Score: **-**

Remarks: **INVESTORS HERE IS THE PROPERTY YOU HAVE BEEN WAITING FOR. THIS PROPERTY IS LOCATED IN THE BEAUTIFUL VILLAGE OF BROADVIEW. WE HAVE 4 SEPARATE STOREFRONTS OR OFFICES. 2 OF THE UNITS ARE OCCUPIED WITH TENANTS (Please do not disturb the tenants). IN THE LAST 5 YEARS THE PROPERTY HAS BEEN TOTALLY RENOVATED WITH NEW ELECTRICAL; NEW FURNACES; NEW WINDOWS; NEW HOT WATER TANKS; NEW CENTRAL AIR; UPDATED BATHROOMS; NEW MOP SINKS; AND SO MUCH MORE. WE HAVE CONVENIENT PARKING IN THE FRONT AND BACK OF THE PROPERTY. THIS AWESOME PROPERTY IS IN MOVE-IN CONDITION AND WILL BE SOLD AS-IS. WE DID THE WORK SO YOU WOULDN'T HAVE TO. COME ON, LET'S GET YOUR NEW BUSINESS GOING.SCHEDULE YOUR APPOINTMENT TODAY.**

Frontage Acc:	Construction:	Air Conditioning:
Current Use: Commercial, Grocery store, Office	Exterior: Brick	Electricity: Circuit Breakers, 101-200 Amps
Known Encumbrances: None Known	Foundation:	Heat/Ventilation: Forced Air, Gas
Location: Central Business District	Roof Structure: Flat	Fire Protection: Alarm Monitored, Fire Extinguisher/s
# Drive in Doors: 0	Roof Coverings: Rubber	Water Drainage:
# Trailer Docks: 0	Docks:	Utilities To Site: Electric to Site, Gas to Site, Water-Municipal, Water to Site, Sewer-Public
Ceiling Height:	Misc. Outside:	Tenant Pays: Air Conditioning, Electric, Heat, Water/Sewer
	# Parking Spaces: 8	HERS Index Score:
	Indoor Parking:	Green Disc:
	Outdoor Parking: 13-18 Spaces, Assigned Spaces, Parking On-Site, Parking-Street	Green Rating Source:
	Parking Ratio:	Green Feats:
	Extra Storage Space Available:	Backup Info:
	Misc. Inside: Accessible Washroom/s, Private Restroom(s)	Sale Terms: Conventional, Cash Only
	Floor Finish:	Possession:

Financial Information	Individual Spaces (Y/N):	Total Building (Y/N):
Gross Rental Income: \$3,587	Total Income/Month: \$3,587	Total Income/Annual: \$43,044
Annual Net Operating Income: \$200	Net Operating Income Year:	Cap Rate:
Real Estate Taxes: \$30,535	Total Annual Expenses:	Expense Year:
Tax Year: 2023	Expense Source:	Loss Factor:
Special Assessments: No	Frequency: Not Applicable	Water Expense (\$/src): /
Fuel Expense (\$/src): /	Electricity Expense (\$/src): /	Other Expense (\$/src): /
Trash Expense (\$/src): /	Insurance Expense (\$/src): /	

Operating Expense Includes:

Broker Private Remarks: **Note Unit 1421 is rented \$1850.00, 1425 is rented \$1750.00 and unit 1423 is vac with estimate rent \$1850.00 and unit 1427 is vac with estimate rent \$2500.00. Tenant is responsible for all utilities. If you have any questions, please call 708-420-3270 or 630-973-8892. Email all offers or inquiries to smitroni2003@gmail.com**

Internet Listing: Yes	Remarks on Internet?: Yes	Broker Owned/Interest: No
VOW AVM: Yes	VOW Comments/Reviews: Yes	Lock Box:
Listing Type: Exclusive Right to Sell	Address on Internet: Yes	Special Comp Info: None
Buyer Ag. Comp.: 2% - \$400.00 (G)	Other Compensation:	Call for Rent Roll Info: Yes
Information: List Broker Must Accompany	Cont. to Show?:	Expiration Date: 07/23/2025
Showing Inst: Showing Assist		
Broker: Alliance Associates Realtors (23017) / (708) 344-1150		
List Broker: Veronica Smith, ABR,SRES (222559) / (708) 420-3270 / smitroni2003@gmail.com;		
CoList Broker: Toussaint Smith (215509) / (630) 973-8892		More Agent Contact Info: Veronica Smith or Toussaint Smith

