



Virtual Tour

Mixed Use	MLS #:	12396899	List Price:	\$599,000	
Status:	NEW	List Date:	06/18/2025	Orig List Price:	\$599,000
Area:	76	List Dt Rec:	06/18/2025	Sold Price:	
Address:	4811 Main St , Skokie, IL 60077				
Directions:	Property located on Main St., between Skokie Blvd. and Niles Center Rd.				
Sold by:		Mkt. Time (Lst./Tot.):	1/1	Rented Price:	
Closed Date:		Contract:		Lease Price SF/Y:	\$0
Off Mkt Date:		Concessions:		Mthly. Rnt. Price:	
Township:	Niles	Unincorporated:		CTGF:	
Year Built:	1967	Built Before 78:	Yes	# of Stories:	2
Zoning Type:	Commercial	PIN #:	10214020240000	Multiple PINs:	No
Actual Zoning:	CX	County:	Cook	Owners Assoc:	
		Relist:		Lease Type:	
Subtype:	Apts/Stores			Lease Terms:	
Lot Dimensions:	25X117X25X117			Estimated Cam/Sf:	
Land Sq Ft:	2925	Apx. Total SF:	3050	Est Tax per SF/Y:	
Mobility Score:	-				
List Price Per SF:	\$196.39	Sold Price Per SF:	\$0	Financing:	

Remarks: **Wonderful live/work opportunity in the heart of the Skokie business district. This property is zoned core mixed-use. Expansive first floor can be used for retail, office space, yoga studio, personal training gym, etc. Kitchenette and bathroom on this level. The 2-bedroom apartment is perfect for live-in owner, or rent for additional income. Large living room with access to room-sized deck, dining room, renovated kitchen and in-unit laundry. Separate utilities. 4 parking spaces in the rear of the building. Easy street parking. Excellent visibility in premier Skokie location!**

Total # Units:	2	Total # Tenants:		Total # Apartments:	1	Total # Offices:	0	Total # Stores:	1
# Dishwashers:	1	# Washers:	1	# Dryers:	1	W/D Leased?:	Yes	# Ranges:	1
# Disposals:		# Fireplaces:		# Refrigerators:	2	# Window AC:			
Office SqFt:		Manufacturing SqFt:		Retail SqFt:		Warehouse SqFt:		Other SqFt:	

Approx Age:	Older	Roof Structure:		Water Drainage:	
Type Ownership:		Roof Coverings:		Utilities To Site:	
Frontage/Access:		Docks/Delivery:		Tenant Pays:	
Current Use:		Misc. Outside:		Equipment:	Humidifier
Potential Use:	Commercial, Office/Retail	# Parking Spaces:	4	HERS Index Score:	
Client Needs:		Indoor Parking:		Green Disc:	
Client Will:		Outdoor Parking:		Green Rating Source:	
Known Encumbrances:		Parking Ratio:		Green Feats:	
Location:		Misc. Inside:		Backup Info:	
Geographic Locale:	Chicago North	Floor Finish:		Sale Terms:	
Construction:		Air Conditioning:	Central Air	Possession:	
Exterior:	Brick	Electricity:	Circuit Breakers		
Foundation:		Heat/Ventilation:	Forced Air, Gas		
		Fire Protection:	Carbon Monoxide Detector(s)		

Gross Rental Income:	\$0	Expense Source:	Actual	Fuel Expense (\$/src):	\$1,647/Actual
Gross Rent Multiplier:	0	Net Operating Income Year:		Electricity Expense (\$/src):	\$4,375/Actual
Total Annual Expenses:	\$6,022	Total Annual Income:	\$0	Water Expense (\$/src):	\$0/
Annual Net Operating Income:		Tax Year:	2023	Scavenger Expense (\$/src):	\$0/
Total Monthly Income:	\$0	Expense Year:		Insurance Expense (\$/src):	\$0/
Real Estate Taxes:	11,269.05	Cap Rate:		Other Expense (\$/src):	\$0/

Broker Private Remarks: **Annual utility costs (2024): First Floor office: Gas- \$942, Electric- \$2860. Second Floor apartment: Gas- \$705, Electric- \$1515**

Internet Listing:	Yes	Remarks on Internet?:	Yes	Broker Owned/Interest:	No
VOW AVM:	No	VOW Comments/Reviews:	No	Lock Box:	
Listing Type:	Exclusive Right to Sell	Address on Internet:	Yes		
		Call for Rent Roll Info:		Expiration Date:	06/04/2026
Information:	Show-Special Instructions	Cont. to Show?:			
Showing Inst:	Please use Showing Time icon below.				
Broker:	Jameson Sotheby's International Realty (3145) / (847) 869-7300				
List Broker:	Jackie Mack, ABR,CRS (32333) / jackie@jackiemack.com; jmack@jamesonsir.com				
CoList Broker:	More Agent Contact Info:				

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.