

OFFICE/WAREHOUSE/FLEX SPACE FOR SALE

EXCELLENT OWNER/USER OPPORTUNITY

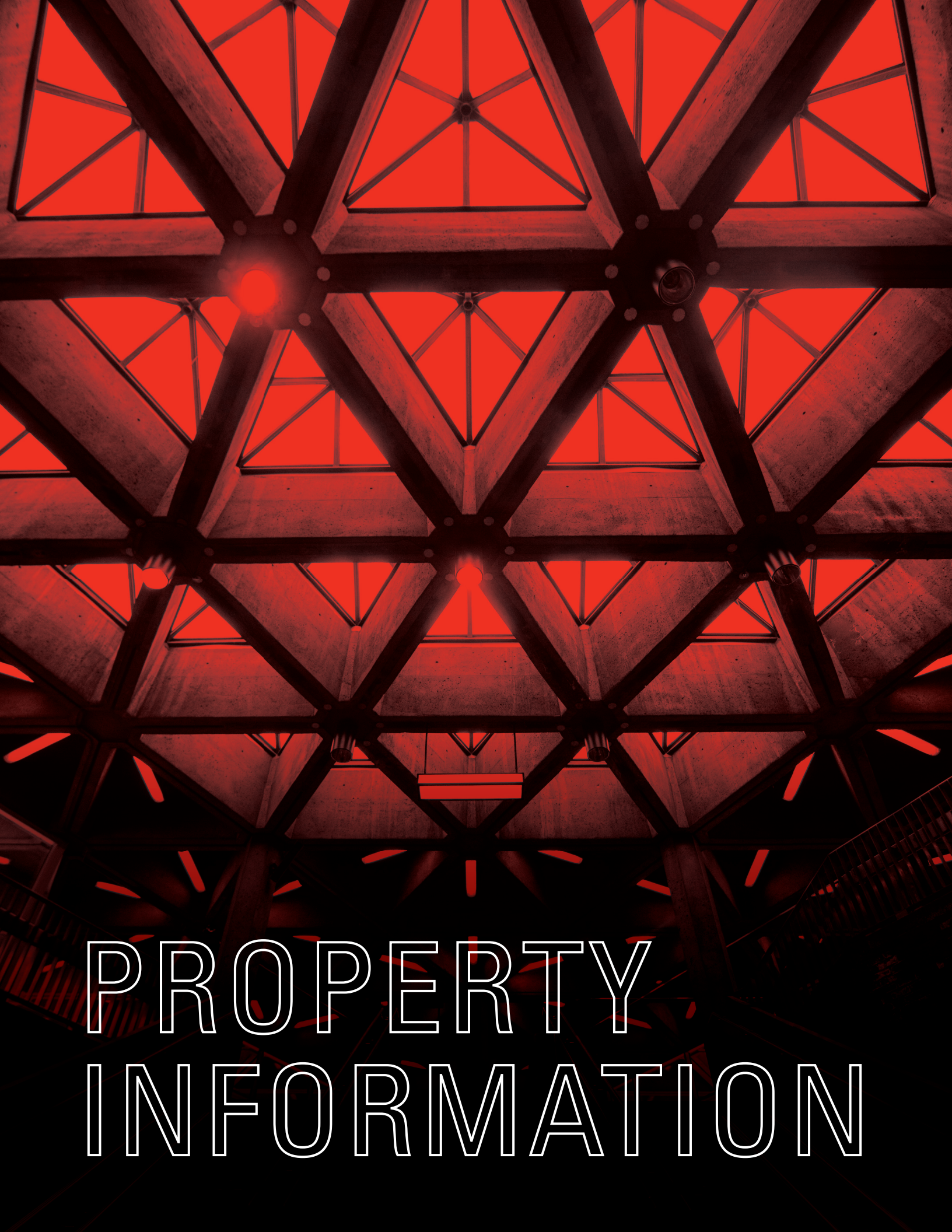
JAMESON.

OFFERING
MEMORANDUM

8114 RIDGEWAY
SKOKIE, IL

STEVEN GOLDSTEIN

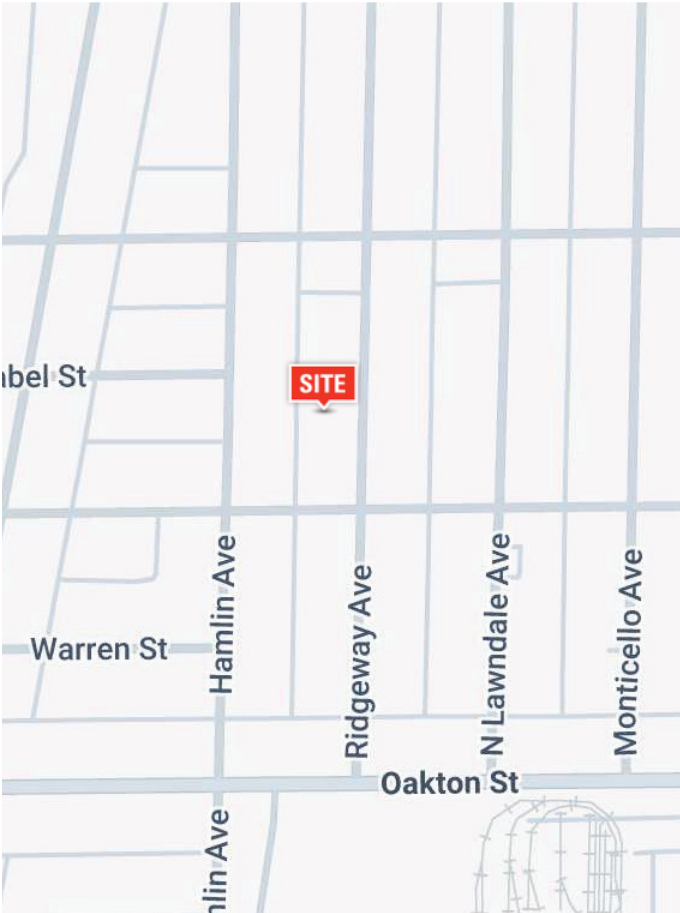
SENIOR VICE PRESIDENT
steve@chicagobroker.com
312.840.9002



PROPERTY INFORMATION

EXECUTIVE SUMMARY

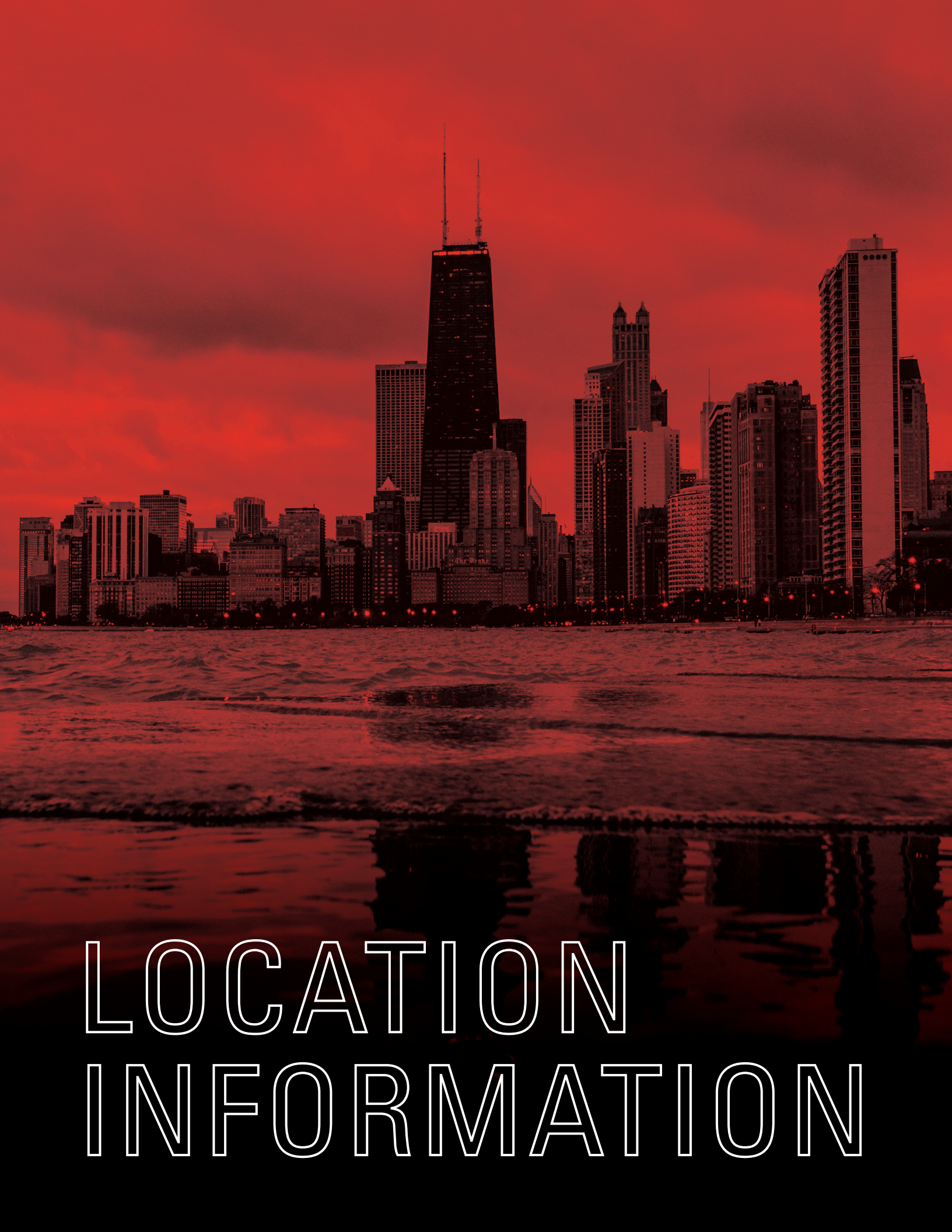
Jameson Commercial is pleased to present 5000 SF of improved office/warehouse space situated on a 6,000 SF lot—a versatile industrial asset ideal for users or investors seeking a well-located and functional property. The building features a desirable 25% office and 75% warehouse configuration, with a convenient drive-in door and fully air-conditioned warehouse space. The efficient layout is well-suited for a variety of light industrial, distribution, or service-based businesses. This offering presents a rare opportunity to acquire a compact, well-maintained facility in a strong commercial corridor. Contact Steve for additional details.



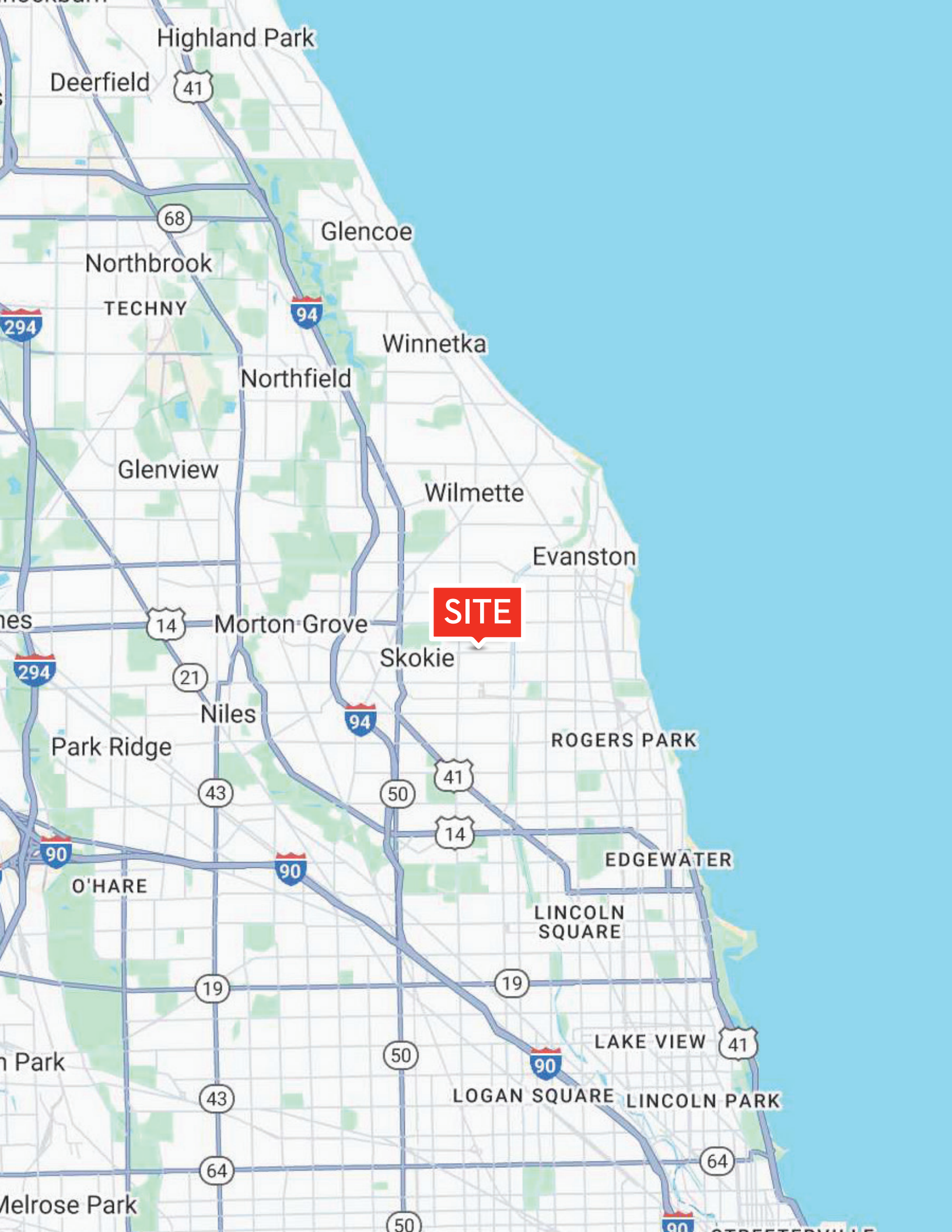
SALES PRICE: \$999,000
PROPERTY SIZE: 5,293 SF
PARKING: SURFACE SPOTS
INVESTMENT TYPE: OWNER/USER
LAND SF: 6.000 SF
DRIVE-IN DOORS: ONE
ZONING: I, COOK
2024 RE TAXES: \$27,220



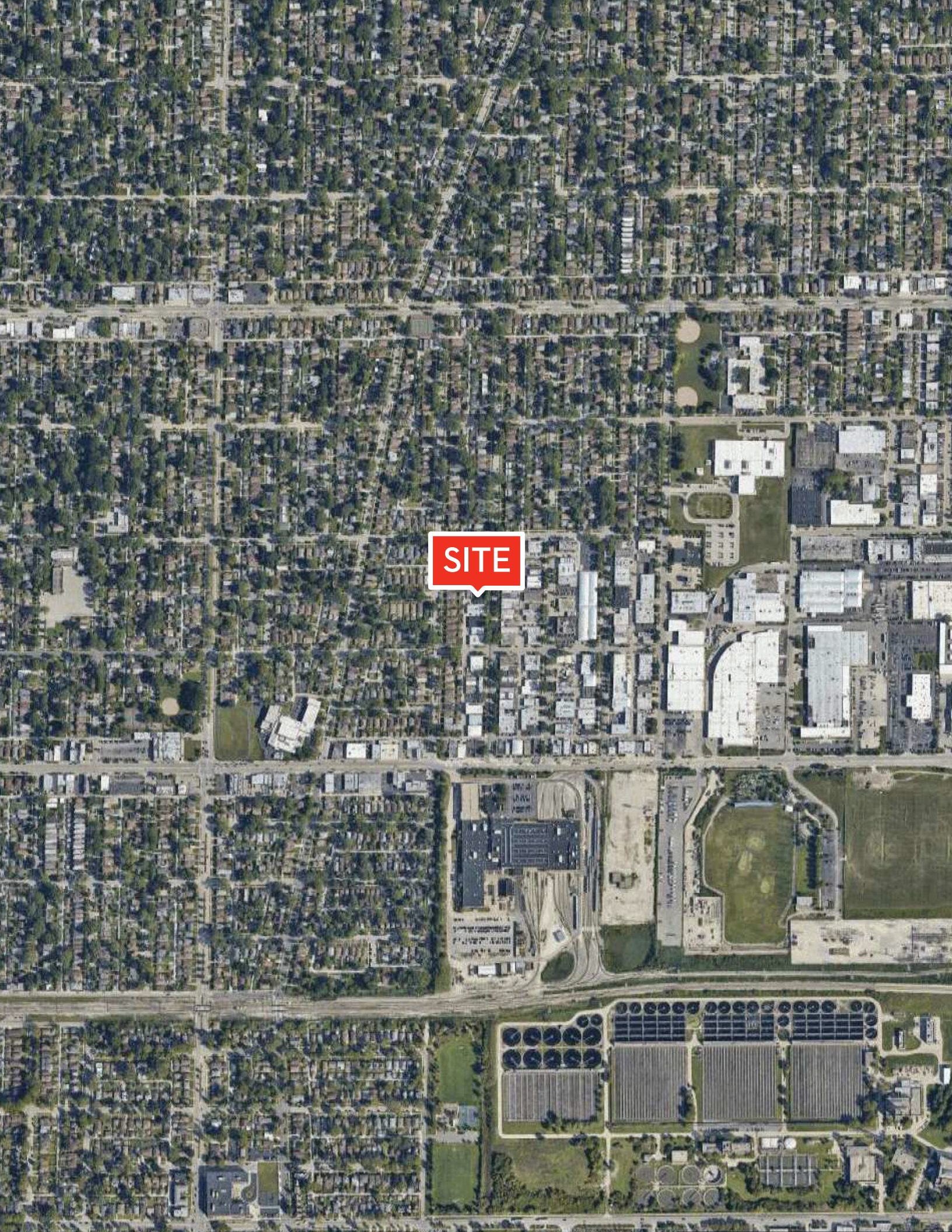
[CLICK HERE TO VIEW MATTERPORT](#)



LOCATION INFORMATION



SITE



SITE

TRANSPORTATION HIGHLIGHTS

COMMUTER RAIL

Evanston Main Street Station
(Union Pacific North & Northeast)

DRIVE

5 min

DISTANCE

2.8 mi

Evanston Davis Street Station
(Union Pacific North Line)

7 min

3.8 mi

AIRPORT

Chicago O'Hare International Airport

DRIVE

22 min

DISTANCE

12.2 mi

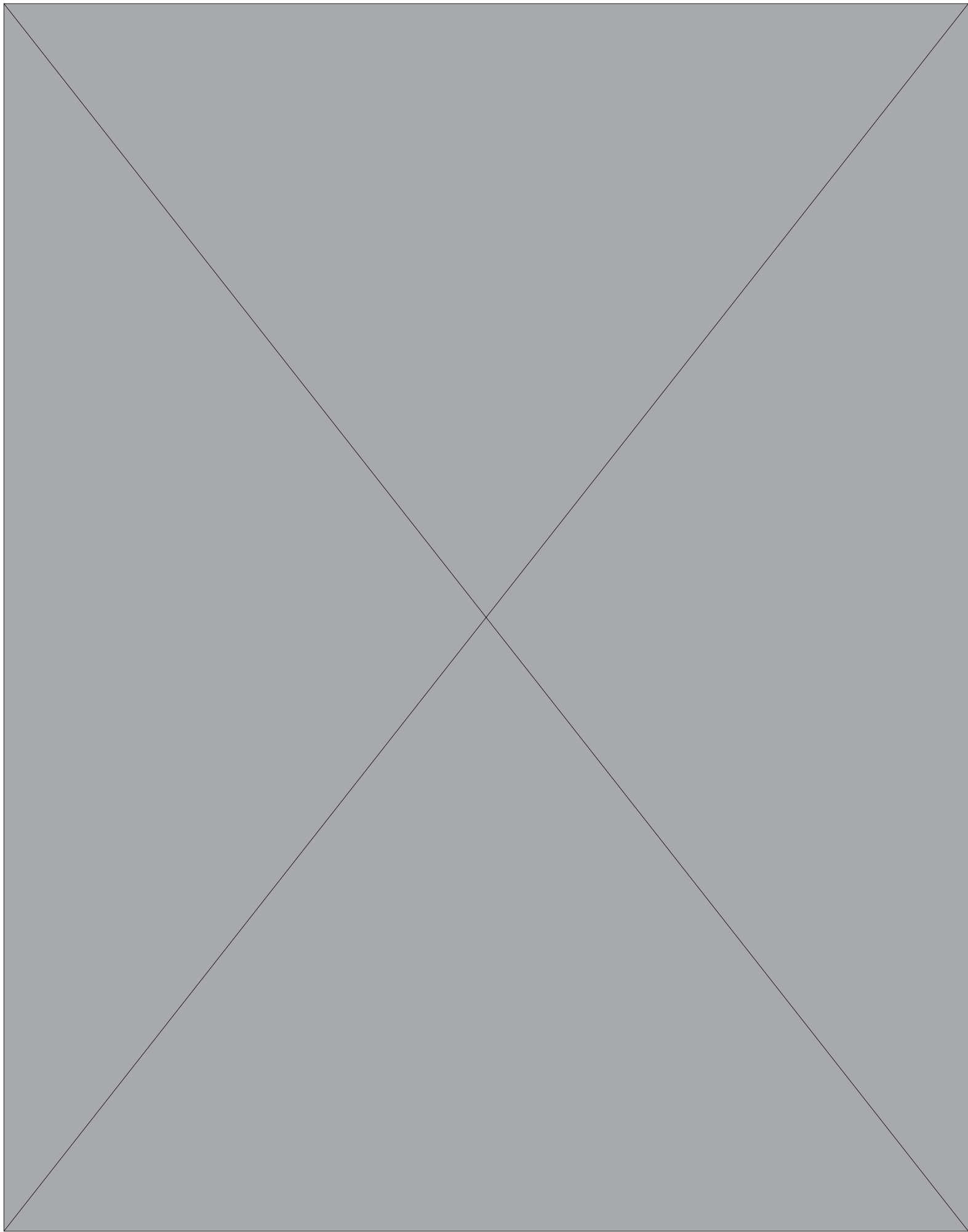
Chicago Midway International Airport

34 min

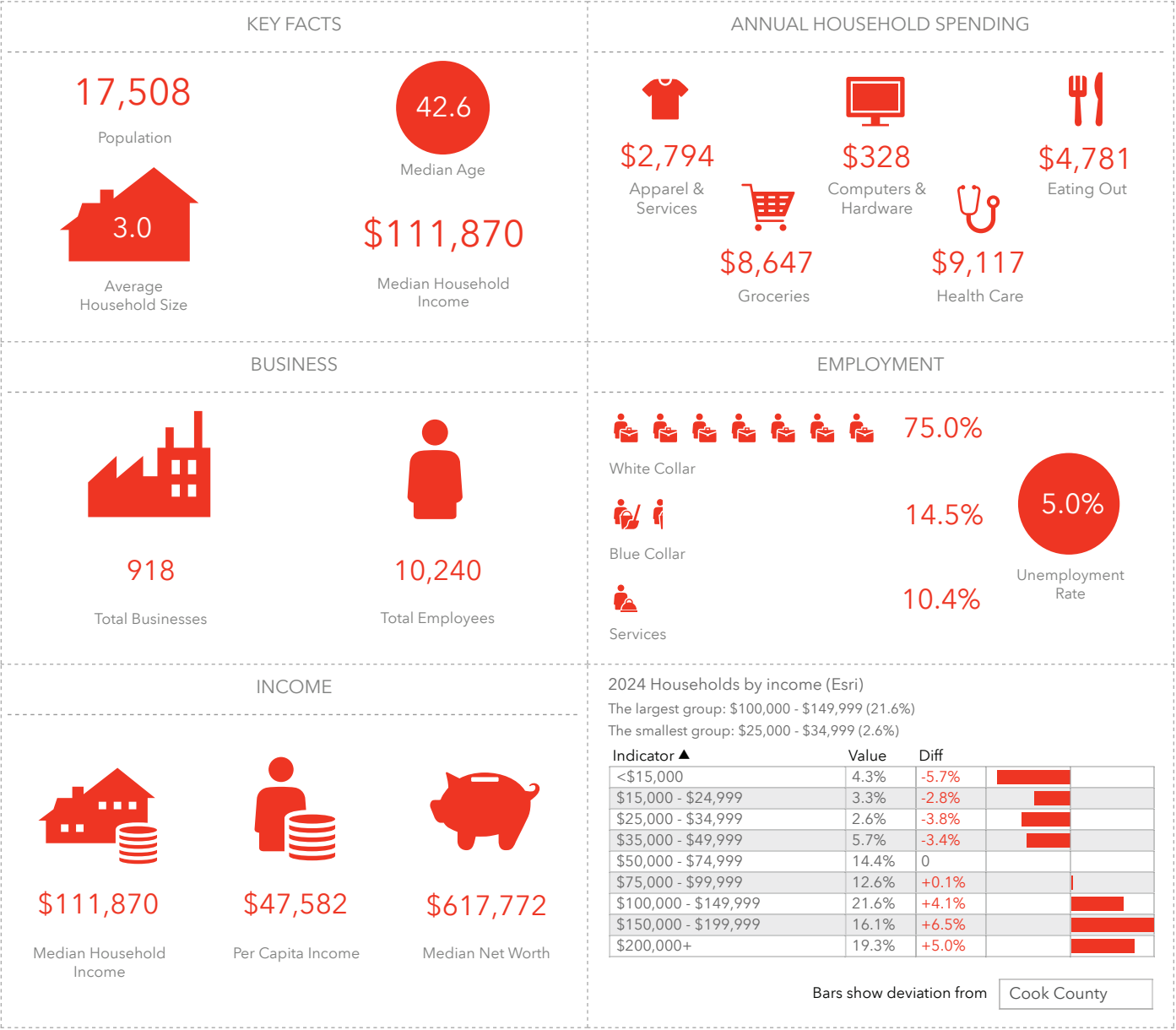
18.2 mi



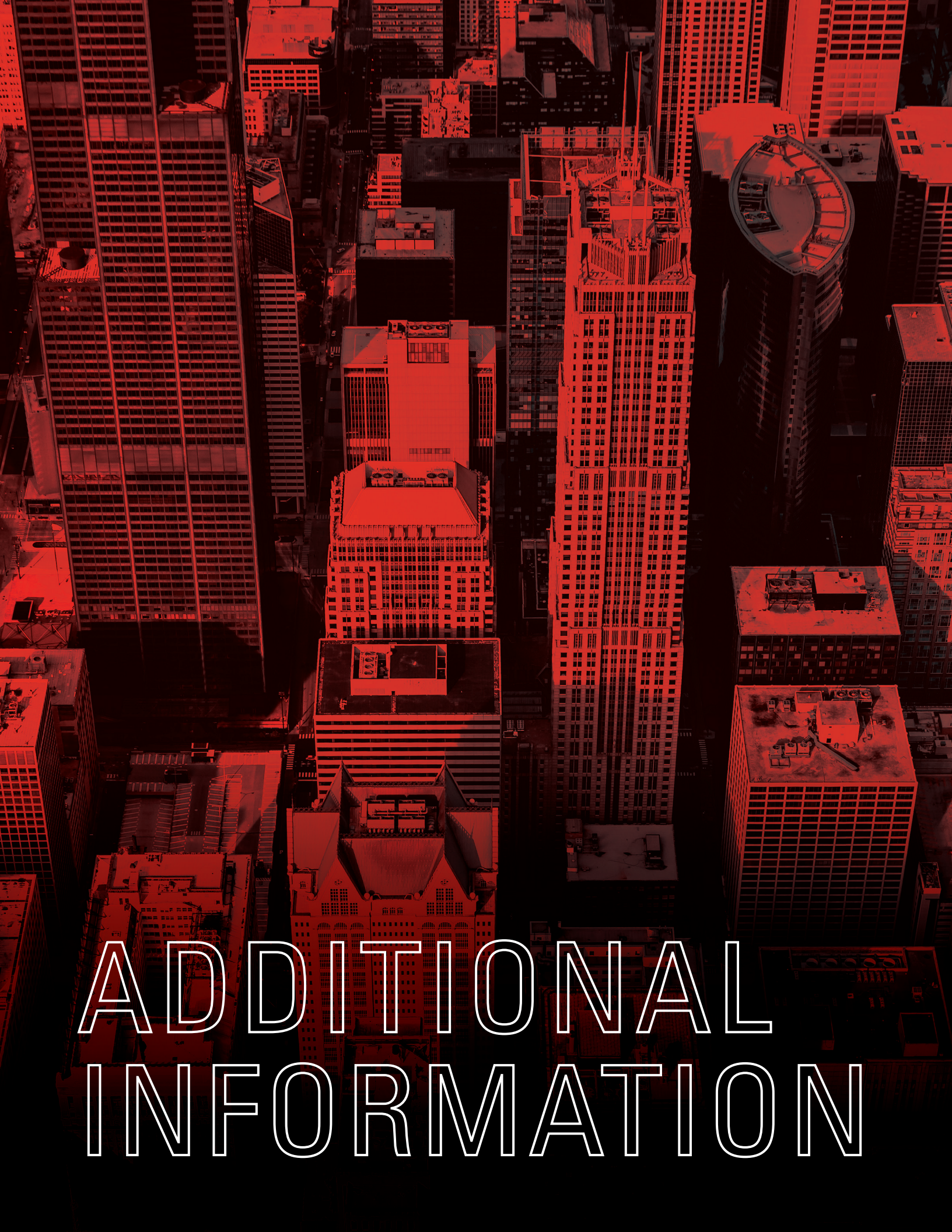
MARKET INFORMATION



DEMOGRAPHIC INSIGHTS



This infographic contains data provided by Esri, Esri-U.S. BLS, Esri-MRI-Simmons, Esri-Data Axle. The vintage of the data is 2024, 2029. © 2025 Esri



ADDITIONAL
INFORMATION

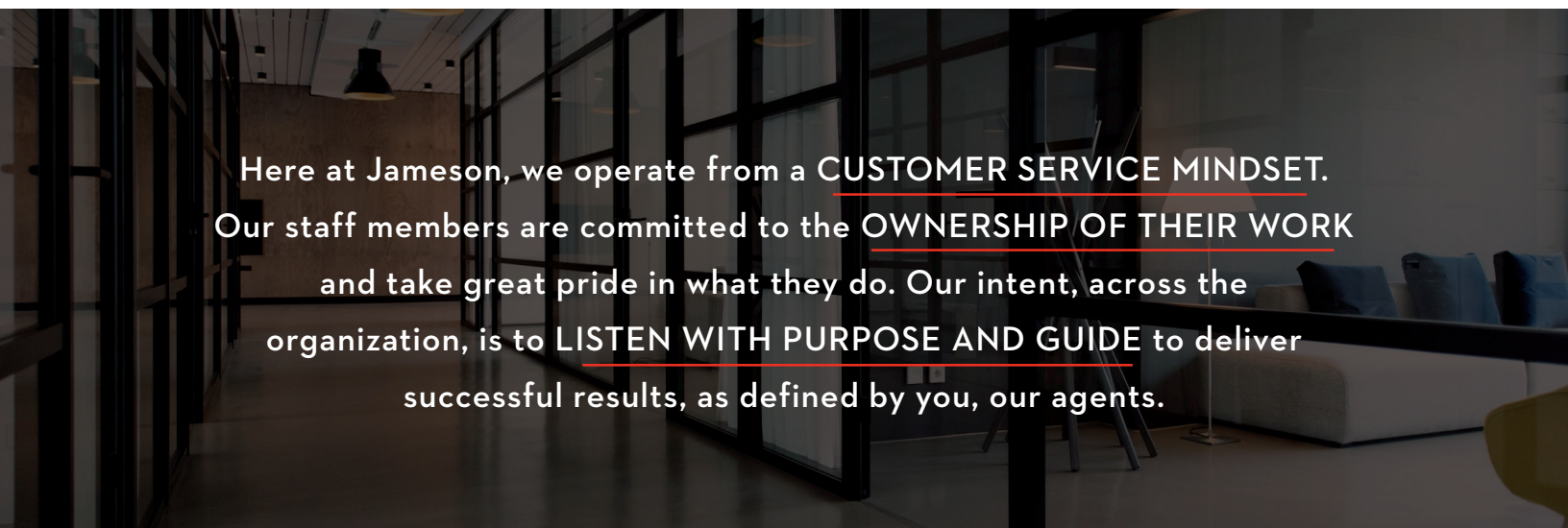
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.

A photograph of a modern office interior. The space features large windows on the right side, providing a view of the outside. In the foreground, there is a lounge area with a white sofa and blue cushions. The office has a clean, minimalist design with dark wood accents and a polished floor.

Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.
Our staff members are committed to the OWNERSHIP OF THEIR WORK
and take great pride in what they do. Our intent, across the
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver
successful results, as defined by you, our agents.

ABOUT YOUR BROKER



STEVE@CHICAGOBROKER.COM
+1 312 840 9002

STEVEN GOLDSTEIN

Steven Goldstein is a lifelong Chicago area resident that has specialized in commercial real estate brokerage and development in Chicago since 1990.

Areas of Specialization

- Tenant Representation
- Landlord Representation
- Developer Representation
- Investment Property Sales
- Subleasing Services
- Commercial Development Consulting

Visit ChicagoBroker.com for more information on Steve and his experience and services.



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