



Office/Tech
 Status: **ACTV**
 Area: **8015**
 Address: **4020-22 N Central Ave , Chicago, IL 60634**
 Directions: **Iving Park and Central North on Central to property.**

MLS #: **12182997**
 List Date: **10/07/2024**
 List Dt Rec: **10/08/2024**

List Price: **\$650,000**
 Orig List Price: **\$650,000**
 Sold Price:

Closed:
 Off Mkt:
 CTGF:
 County: **Cook**

Contract:
 Concessions:
 Lst. Mkt. Time: **53**
 Township:
 PIN #: **1317428040000** Multiple PINs: **No**

Year Built: **1954**
 Subtype: **Medical**
 Zoning Type: **Commercial**
 Actual Zoning: **B3-1**

Blt Before 78: **Yes**
 # Stories: **1**
 # Units: **1**
 # Tenants: **0**
 Unit SF: **0**

Mobility Score: **-**
 List Price Per SF: **\$0**
 Sold Price Per SF: **\$0**

Lease SF/Y:
 Rented Price:
 Mthly. Rnt. Price:
 Min Rent. SF: **0**
 Max Rent. SF: **0**
 Relist:

Lot Dimensions: **61X125**
 Acreage:
 Land Sq Ft: **7660**

Approx Total Bldg SF: **0**
 Gross Rentable Area:
 Net Rentable Area:

Estimated Cam/Sf:
 Est Tax per SF/Y:
 Lease Type:

Remarks:

Approximate Age: **Older**
 Type Ownership: **Individual**
 Frontage Acc: **City Street**
 Docks/Delivery:
 # Drive in Doors: **0**
 # Trailer Docks: **0**
 Geographic Locale: **Chicago North, Chicago Northwest**
 Location: **Park Adjacent**
 Construction:
 Building Exterior: **Brick**
 Foundation: **Concrete**
 Roof Structure: **Flat**
 Roof Coverings: **Rubber**
 Air Conditioning: **Central Air**
 Heat/Ventilation: **Forced Air**
 Electrical Svcs: **Circuit Breakers**
 Fire Protection: **Fire Extinguisher/s**
 Current Use: **Medical/Dental**
 Potential Use:
 Client Needs:
 Client Will:

Misc. Outside: **Security System**
 # Parking Spaces: **6**
 Indoor Parking: **1-5 Spaces**
 Outdoor Parking:
 Parking Ratio:
 Misc. Inside:
 Floor Finish:
 Extra Storage Space Available:
 Water Drainage:
 Utilities To Site:
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Known Encumbrances:
 Backup Info:
 Tenant Pays:
 Possession:
 Sale Terms:
 Investment:
 Users:

Financial Information

Gross Rental Income: **\$0**
 Total Income/Month:
 Total Income/Annual: **\$0**
 Annual Net Operating Income: **\$0**
 Net Operating Income Year:
 Cap Rate:

Real Estate Taxes: **\$24,722**
 Tax Year: **2022**
 Total Annual Expenses: **\$0**
 Expense Year:
 Expense Source:
 Loss Factor:

Broker: **312Homes INC (28834) / (773) 217-8555**
 List Broker: **Asher Rehana (266088) / (312) 478-8997 / asher@312homesinc.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.

MLS #: 12182997
 Prepared By: Asher Rehana | 312Homes INC | 11/28/2024 12:01 PM

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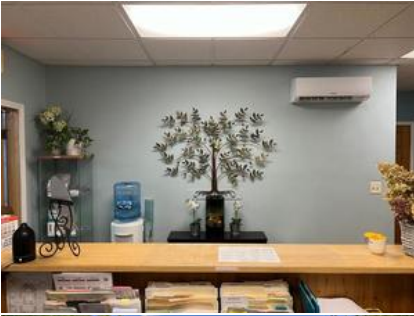


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