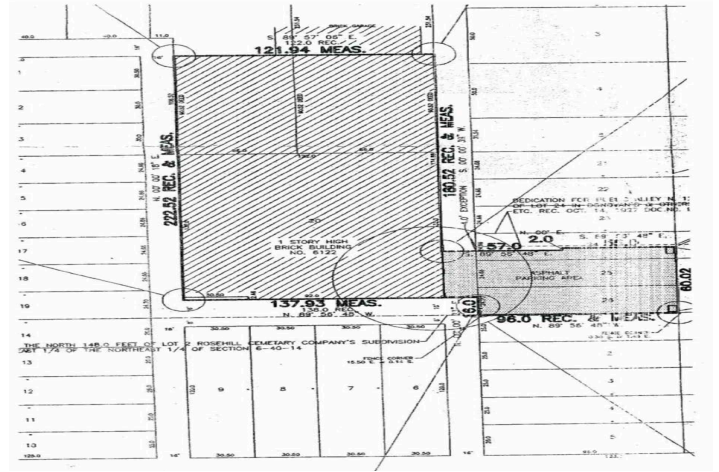
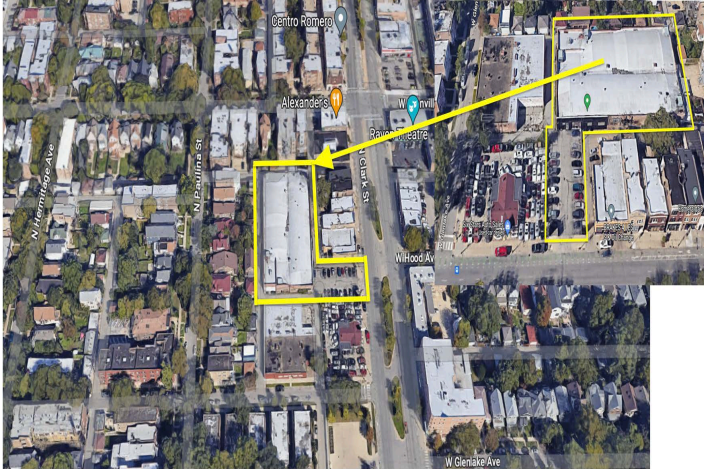


6122 NORTH CLARK STREET | CHICAGO 60660

FOR SALE

INDUSTRIAL/MANUFACTURING BUILDING - OWNER-USER/RE-DEVELOPMENT OPPORTUNITY

±27,134.00 SF RBA Building | ±36,590.00 SF Land | Zoned B3-2



EXECUTIVE SUMMARY

The subject property is located at 6122 North Clark Street, Chicago, IL 60660 (the "Property"). The JonBerg Group of Baird & Warner Real Estate, INC, as the sole and exclusive Broker, has been retained to present the sale of this unique industrial/manufacturing building - currently owned and operated by Chicago Soccer (CFA) Academy. It is described as a flex industrial/manufacturing brick building with redevelopment potential. The building is one story with a gross leasable area of approximately ±27,146.00 square feet and sits on a site of approximately ±36,590.00 square feet. The property is zoned B3-2 and features a master kitchen and two bars, 800a/ heavy power, a ±15-foot ceiling, a rubber/flat roof, and external 15 parking spaces. Positioned along the west side of Clark Street, the Property has access to multiple forms of public transportation and arterial roads offering easy access to downtown Chicago, and the North Shore suburbs. The combination of excellent demographics, a strong local workforce, and a highly accessible location combine to form an exceptional acquisition opportunity to acquire a standalone industrial building in the Edgewater neighborhood. We believe that this is an exceptional investment opportunity that shouldn't be missed.

Price: \$4,449,000.00

THE JONBERG REAL ESTATE GROUP

"Adding value to every transaction"

"YOUR LOCAL SOLUTION"

THE JONBERG GROUP of Baird & Warner, INC is a full service commercial brokerage team specializing in the sale of all types of commercial, industrial & Investment properties.



WESLEY J. JONBERG

Real Estate & Business Broker
Commercial/Investment Division - Chicago Downtown Office
Direct: **312.536.7224**
wesley.jonberg@bairdwarner.com

LUXURY
PORTFOLIO
INTERNATIONAL®

