

FOR SALE - OAK PARK COMMERCIAL RETAIL

7001-7003 NORTH AVENUE, OAK PARK, IL 60302



6032 SF | \$25 PSF
799K

High Traffic Retail and Office spaces at 7001-7003 North Ave, Oak Park, IL.

**OAK PARK - North Ave - 25,100 VPD
Population-39,300 | Net Worth 118K**

Located on the South side of North Avenue near Harlem, the property features a small second floor offices and over 2500 SF on the retail level.

STRONG CORRIDOR COTENANTS

- State Farm Insurance
- Edward Jones Investments
- Loyola Medicine

The building's high visibility, prime location with foot traffic, and off-street parking lot convenience make it an attractive location with value-add potential.

RENT ROLL AND ANALYSIS



FOR SALE - OAK PARK INVESTMENT OVERVIEW

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RENT ROLL ANALYSIS | 7001-7003 North Ave, Oak Park, IL

TENANT NAME	LEASE TYPE	SIZE (SF)	RENT/SF	ANNUAL	MONTHLY
Rupert Tax Services	Modified Gross	950	\$18.95	\$18,000.00	\$1500.00
Vacant		1561			
Edward Jones Financial	Modified Gross	722	\$21.34	\$15,408.00	\$1284.00
Vacant		420			
Vacant		700			
Vacant		499			
Meza	Annual Lease	1180	N/A	\$20,400.00	\$1700.00
		6032		\$53,808.00	

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FP Commercial Real Estate is proud to present the opportunity to acquire a retail / mixed use property positioned in a strong transit-oriented location on Oak Park's North Side.

The center is occupied by many internet-resistant tenants on flexible leases.

Anchoring the center, a popular fitness center has just signed a long-term lease at the two-story endcap west side of building.

This asset is being offered at a 4.64% CAP with tremendous cash flow and continued growth.

RENT ROLL AND ANALYSIS

INVESTMENT OVERVIEW

Price: \$799,900

Gross Leasable Area: 6032 SF

Price/SF: \$132.61

CAP Rate: 4.64%

Year Built: 1953

Gross Income: \$53,808

Net Operating Income: \$37,117



sale | lease | invest | urban | global



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FOR SALE - OAK PARK Property Photographs

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RENT ROLL AND ANALYSIS

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