



FOR SALE: 13,059 SF WAREHOUSE BUILDING
2950-2958 N. LEAVITT ST CHICAGO, IL 60619

ASKING PRICE: \$1,890,000 (\$144.72)



Asking Sale Price: \$1,890,000 (\$144.72 PSF)

- 13,059 SF (Approx 2,000 SF Office)
- 1 Drive in Door (12 x 12)
- Ceiling Height 14' Clear & 100% AC throughout
- Heavy Power (1,800 amps 240 volt 3-phase power)
- 3 City Lots (2- Single & 1 Double) totaling 0.27 Acres of Land
- View 3-D Virtual Tour @ www.chicagolandcommercial.com



Prepared by:



**Chicagoland
Commercial**
REAL ESTATE

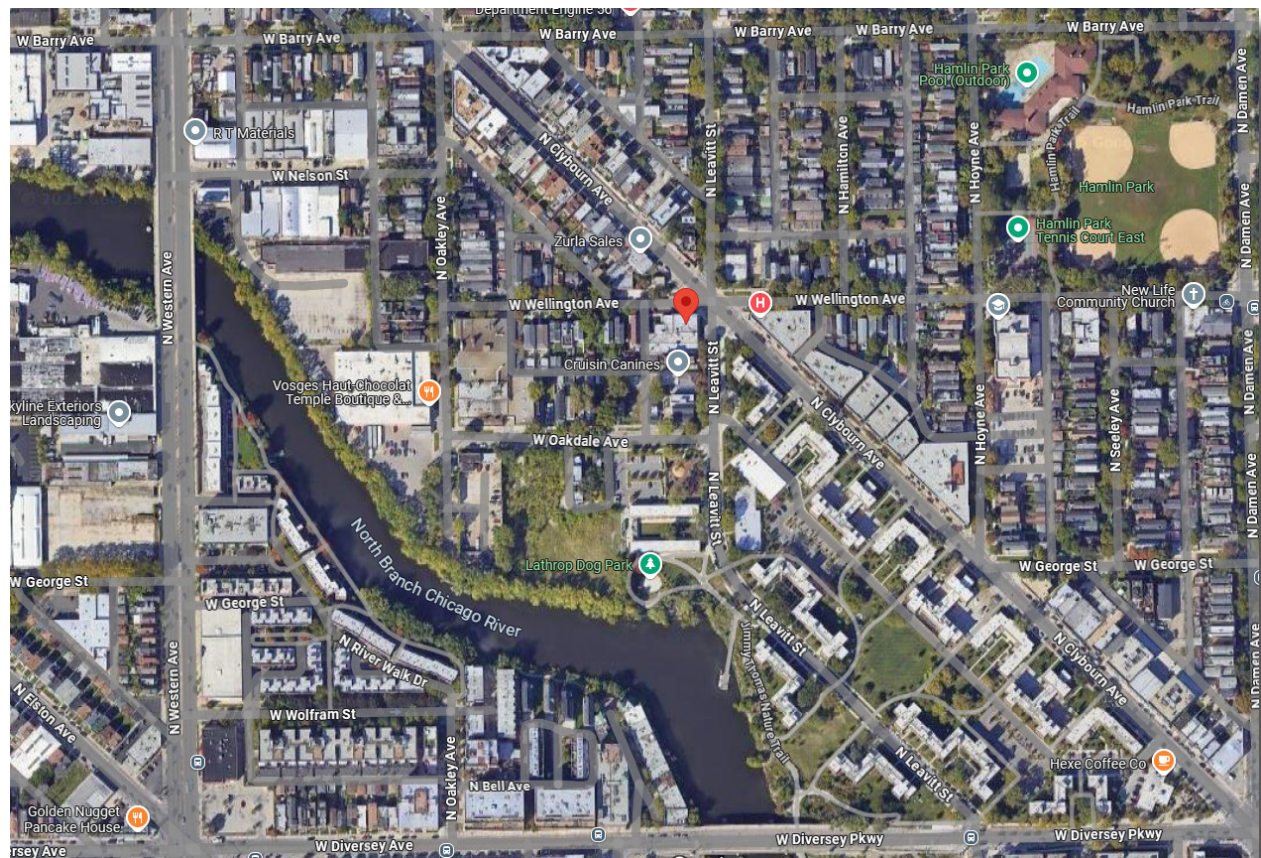
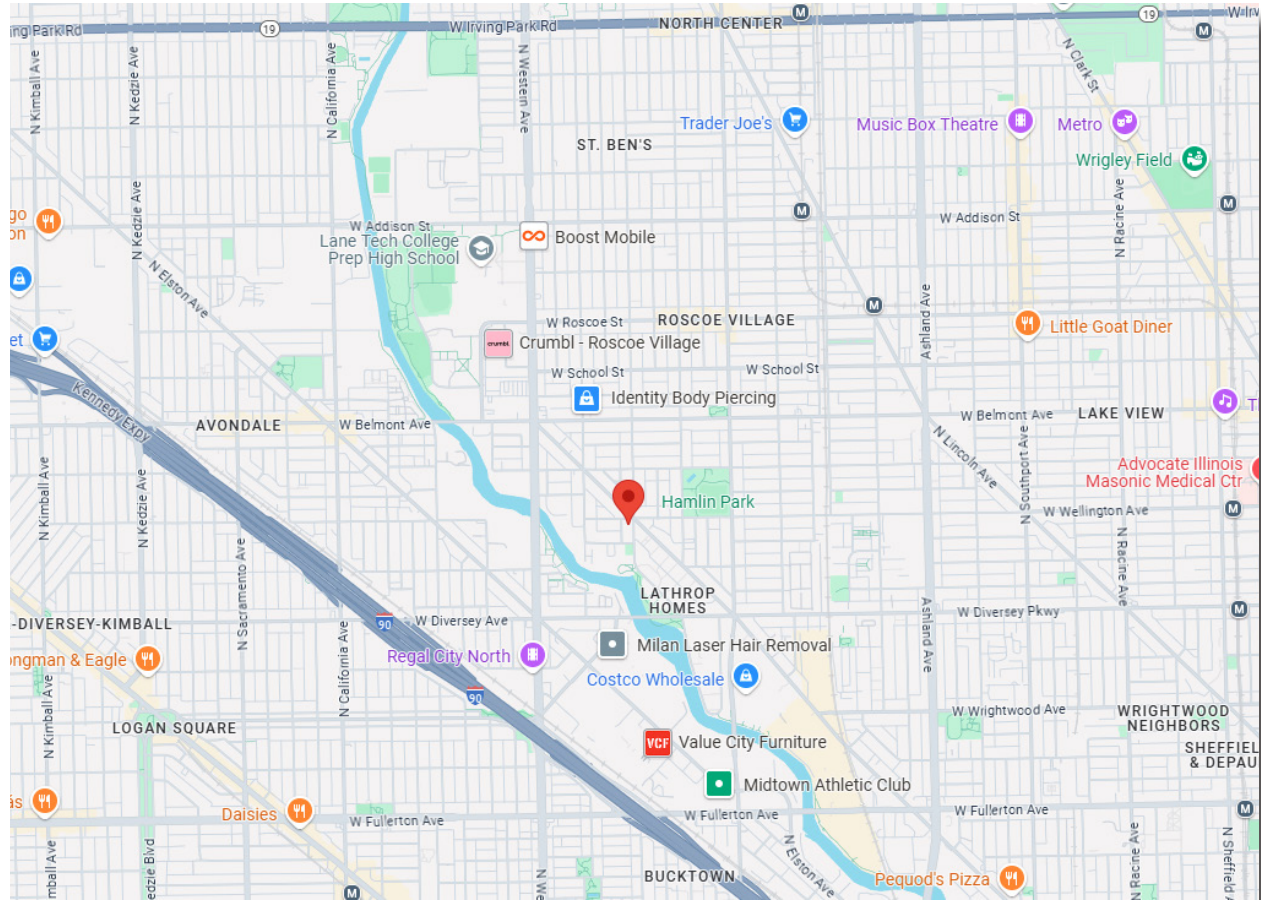
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AREA MAPS





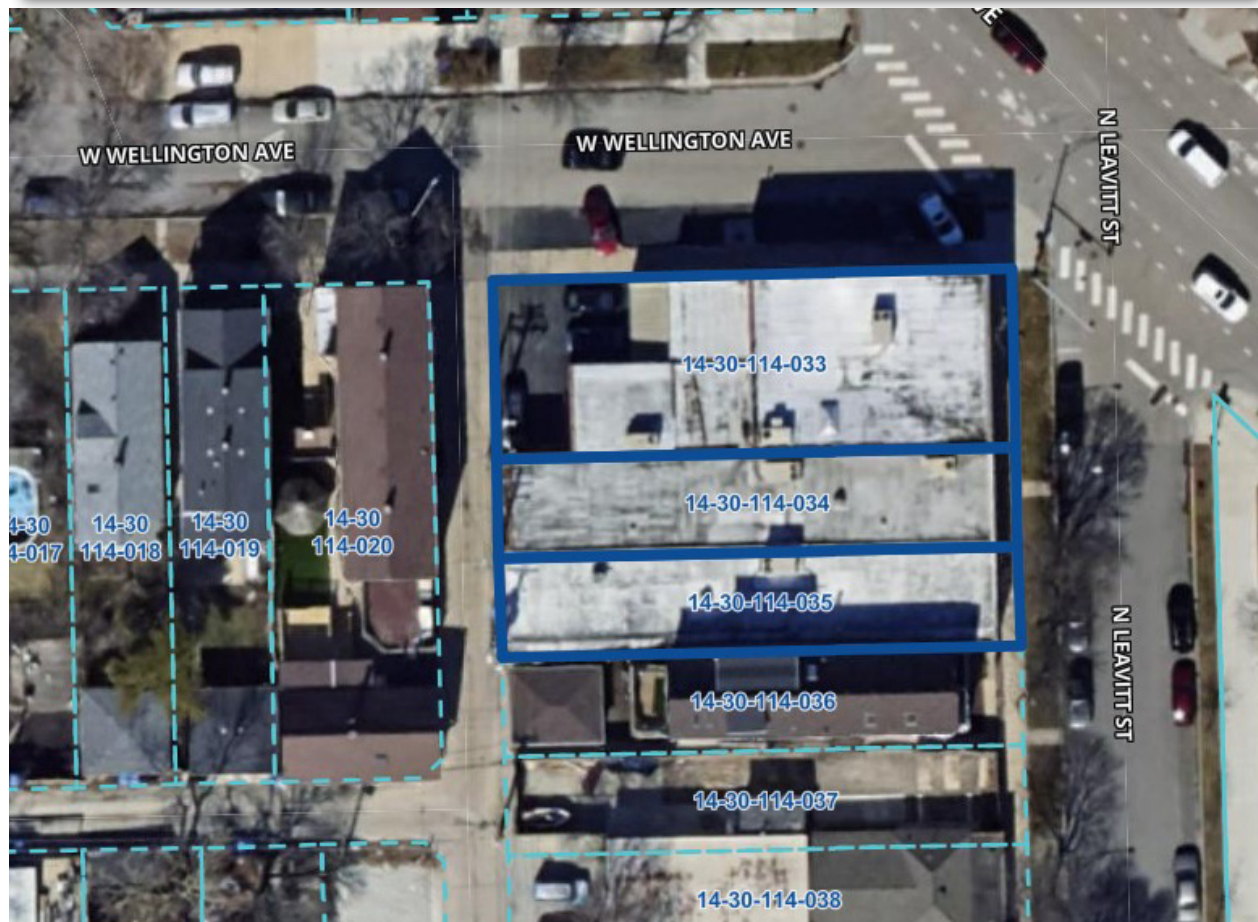
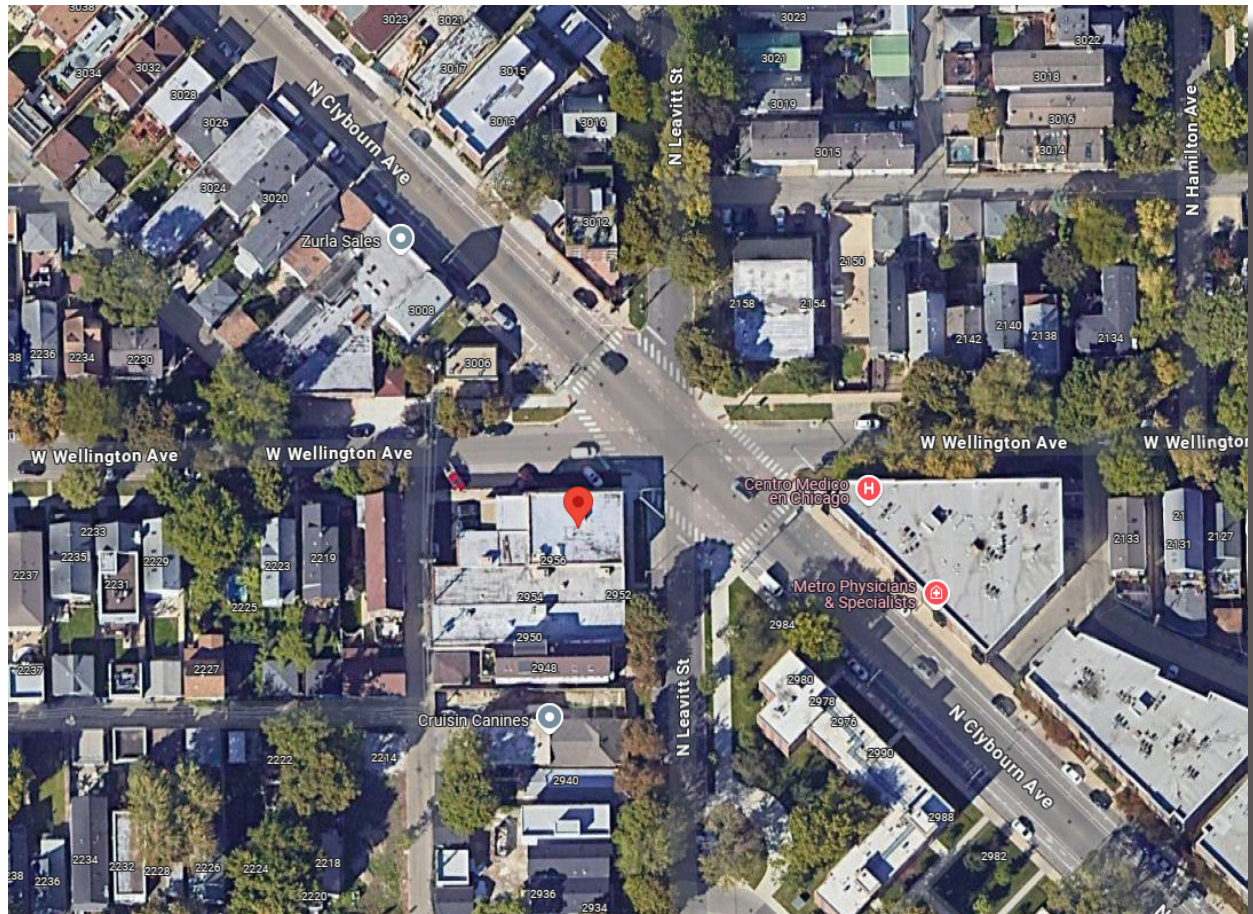
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• AERIAL MAPS





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■ DESCRIPTION

PROPERTY:	2950-2958 N Leavitt St Chicago, IL 60618
BUILDING TYPE:	Single Tenant Office/Warehouse Bldg
YEAR BUILT:	Approx 1970 (Renovated & expanded twice)
SIZE:	13,059 SF (approx 15% Office built out)
LOADING:	1 Drive in Door (8"x12')
POWER:	Heavy Power 1,800 amps 240 volt 3-phase)
LOT SIZE:	0.27 Acres (4 City Lots)
CEILING HEIGHT:	12'-16' Clear Warehouse Heights
ZONING:	M-1
PARKING:	12 Spaces
REAL ESTATE TAXES:	\$36,618.12 (\$2.80 per SF) 2023/2024
OPERATING EXPENSES:	\$19,588 (\$1.50 PSF) Estimate

Sales Price: \$1,890,000 (\$144.72 PSF)

The subject property is an outstanding industrial opportunity located in the hightraffic Lakeview neighborhood of Chicago. The property is situated at the intersection of Clybourn Ave., Leavitt St., & Wellington Ave. providing excellent visibility and access or future redevelopment.



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■ SUBJECT PROPERTY HIGHLIGHTS

- For Sale 13,059 SF Office/Warehouse building
- Approximately 15% office including second floor office space
- 11,931 SF (0.27 acre) land site
- 95.45' x 125' Land Area 3 City Lots (1 Double lot & 2 standard)
- At the corner of Leavitt St, Wellington Ave, & Clybourn Ave.
- In Chicago's West Lakeview Neighborhood
- Building is 100% AC
- LED lighting throughout first floor
- Heavy Power (1,800 amps 240 volt 3-phase power)
- 12 car parking
- 12' x 12' overhead door
- 14' clear in warehouse
- 2023 real estate taxes payable in 2024: \$36,618.12 (\$2.80 per SF)
- Zoned M1-2: Limited Manufacturing/Business Park District. The primary purpose of the M1, Limited Manufacturing/Business Park district is to accommodate low-impact manufacturing, wholesaling, warehousing and distribution activities that occur within enclosed buildings.
- Ideal User/Investor Opportunity or Future Redevelopment
- Asking Price: \$1,890,000 (\$144.72 PSF)



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■ USER COST OF OCCUPANCY ANALYSIS

Property SF: 13,059

Loan Amortization: 20 year

20 year rate: 6.50%

Purchase Price per SF: \$144.73

Purchase Price: \$1,890,000

Loan Amount (90% of Purchase Price): \$1,701,000

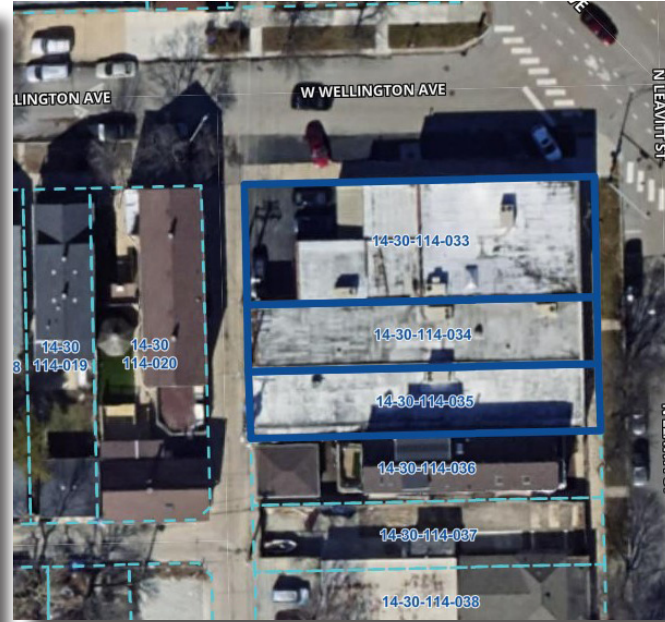
Initial Investment (10% of Purchase Price): \$189,000

User Cost of Occupancy

	Monthly	Annual	Per S.F.
Monthly Mortgage Payments:	\$12,613.87	\$151,366.49	\$11.59
Real Estate Taxes:	\$3,051.51	\$36,618.12	\$2.80
Estimated Operating Expenses	\$1,632.38	\$19,588.50	\$1.50
Total Property Occupancy Cost:	\$17,297.76	\$207,573.11	\$15.90

■ PHOTOS

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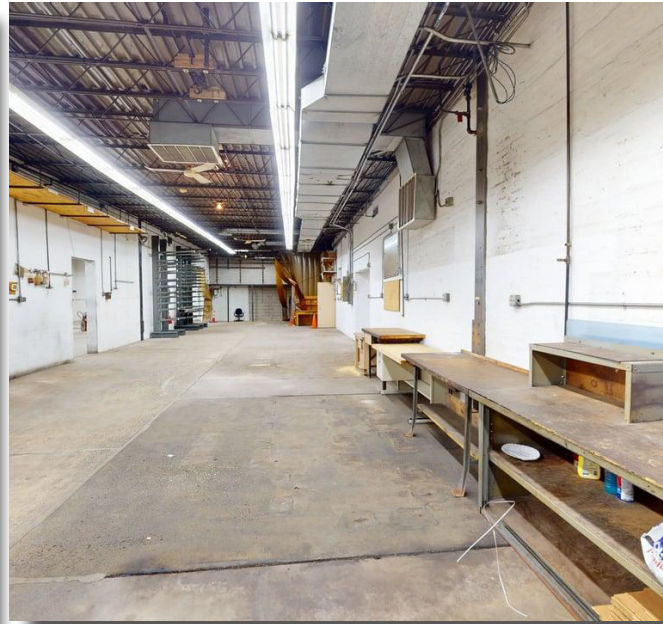
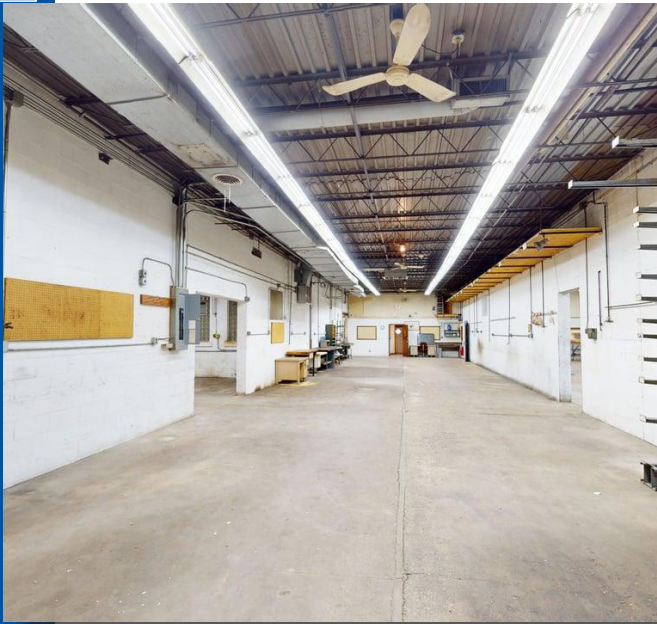
■ PHOTOS

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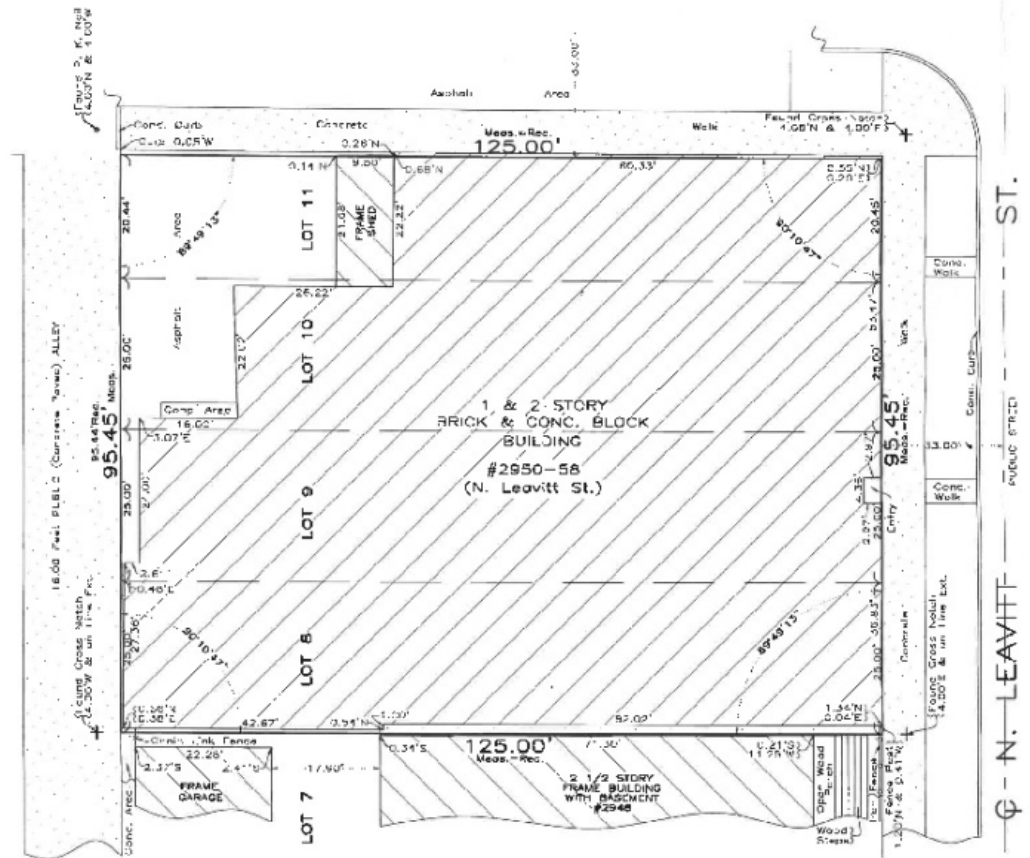
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■ Survey Plan



UPDATE: September 12, 2005 (Date of Field Work)

THE LEGAL DESCRIPTION SHOWN ON THIS PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND BASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. CS-70335
Scale: 1 inch = 16 feet.
Date of Field Work: February 1, 2005
Ordered by: Ultra-Metric Tool Company



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

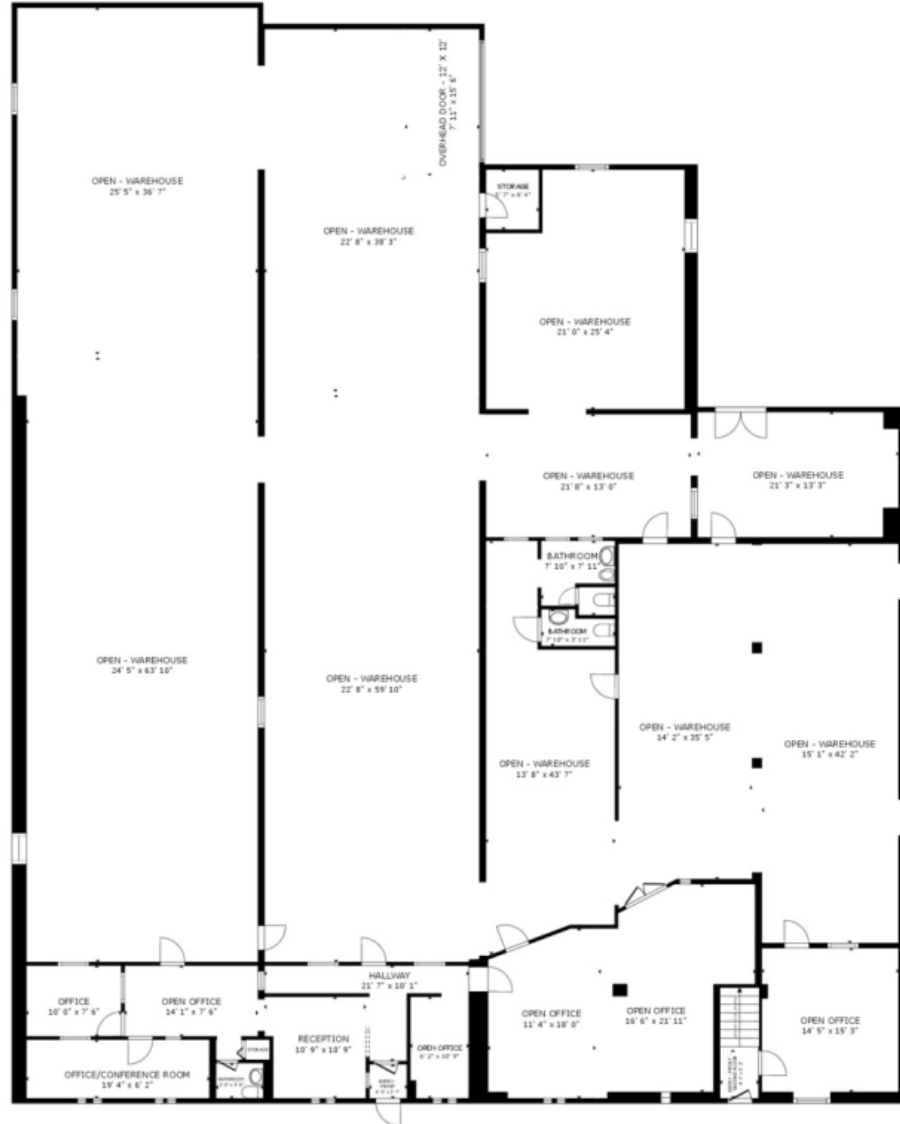
State of Illinois
County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: September 15, 2008

By: Wayne H. Donofrio
H. THOMAS LANE, Surveyor - ILLINOIS, Exp. DATE NOV. 30, 2006.
Drawn by: AA

■ Floor Plan (13,059 SF)



FLOOR PLAN