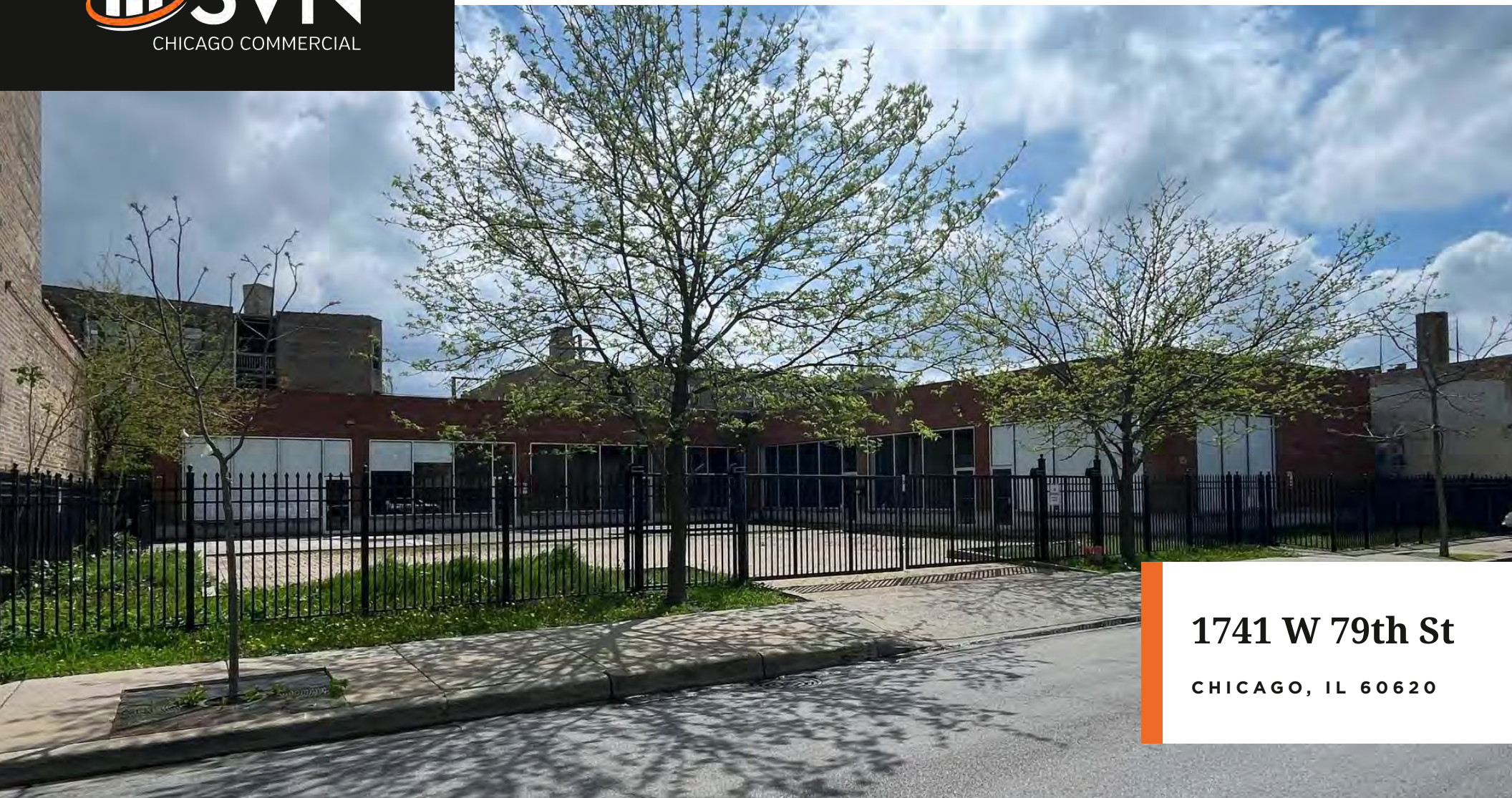




# Sales Offering Memorandum



**1741 W 79th St**

**CHICAGO, IL 60620**



## PROPERTY SUMMARY

**1741 W 79TH ST**

CHICAGO, IL 60620

### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$599,000
<b>PRICE / SF:</b>	\$79.65
<b>NUMBER OF UNITS:</b>	5
<b>BUILDING SIZE:</b>	7,520 SF
<b>LOT SIZE:</b>	15,620 SF
<b>ZONING:</b>	B1-1



## PROPERTY SUMMARY

7,056 SF 5-Unit Retail Center with parking along W 79th Street. The building's exterior features a gated parking lot with 10 spaces, with the ability to add more. The property's interior features an open floor plan, allowing units to be conjoined depending on the usage.



## PROPERTY HIGHLIGHTS

- *Single or Multi-Tenant Use*
- *2015 Construction*
- *Open Floor Plan*
- *Gated Lot*
- *On-Site Parking*
- *Owner/User or Investor Opportunity*



**Gated Lot**



**On Site Parking**



**2015 Construction**

## PROPERTY DETAILS

SALE PRICE	\$599,000
------------	-----------

PRICE / SF	\$79.65
------------	---------

### LOCATION INFORMATION

STREET ADDRESS	1741 W 79th St
----------------	----------------

CITY, STATE, ZIP	Chicago, IL 60620
------------------	-------------------

COUNTY	Cook
--------	------

### BUILDING INFORMATION

BUILDING SIZE	7,520 SF
---------------	----------

OCCUPANCY %	0.0%
-------------	------

TENANCY	Multiple
---------	----------

YEAR BUILT	2015
------------	------

NUMBER OF BUILDINGS	1
---------------------	---

### PROPERTY INFORMATION

PROPERTY TYPE	Retail
---------------	--------

ZONING	B1-1
--------	------

LOT SIZE	15,620 SF
----------	-----------

APN #	20-31-204-003-0000 / 004 /005 /006
-------	------------------------------------

### PARKING & TRANSPORTATION

PARKING TYPE	Surface
--------------	---------

NUMBER OF PARKING SPACES	10
--------------------------	----

### TAXES & VALUATION

TAXES	\$2,966.80
-------	------------

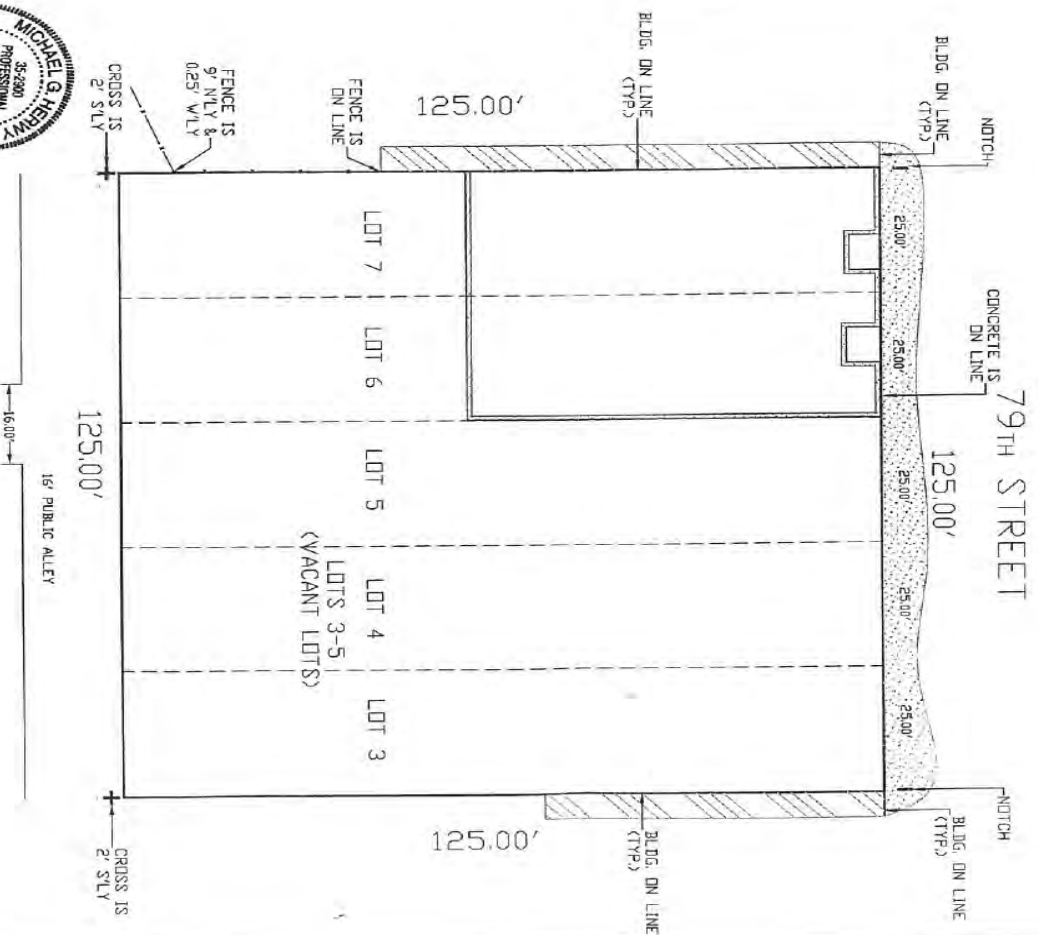
ASSESSED VALUE	\$0.39
----------------	--------

# PLAT OF SURVEY

**Associated Surveying Group, P.C.**  
P.O. Box 810 Bolingbrook, IL 60440  
PH (630) 759-0205 FAX (630) 759-9291

## PLAT OF SURVEY

LOTS 3 TO 7 IN BLOCK 4 IN AUBURN HEIGHTS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



State of Illinois }  
County of Will } SS

I, Michael G. Henry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the parcel of land hereon described and that the Plat hereon drawn is a correct representation of said survey.

Dated, this 2<sup>nd</sup> day of MARCH, A.D. 20 04 at Bolingbrook, Illinois  
Michael G. Henry  
Illinois Professional Land Surveyor No. 35-2800  
License Expires Nov. 30, 20 04  
CLIENT ZAFAR  
JOB No. 56657-04

For Building Lines, Easements and Other Restrictions not shown hereon refer to your Deed, Title Policy, Ordinance, etc.

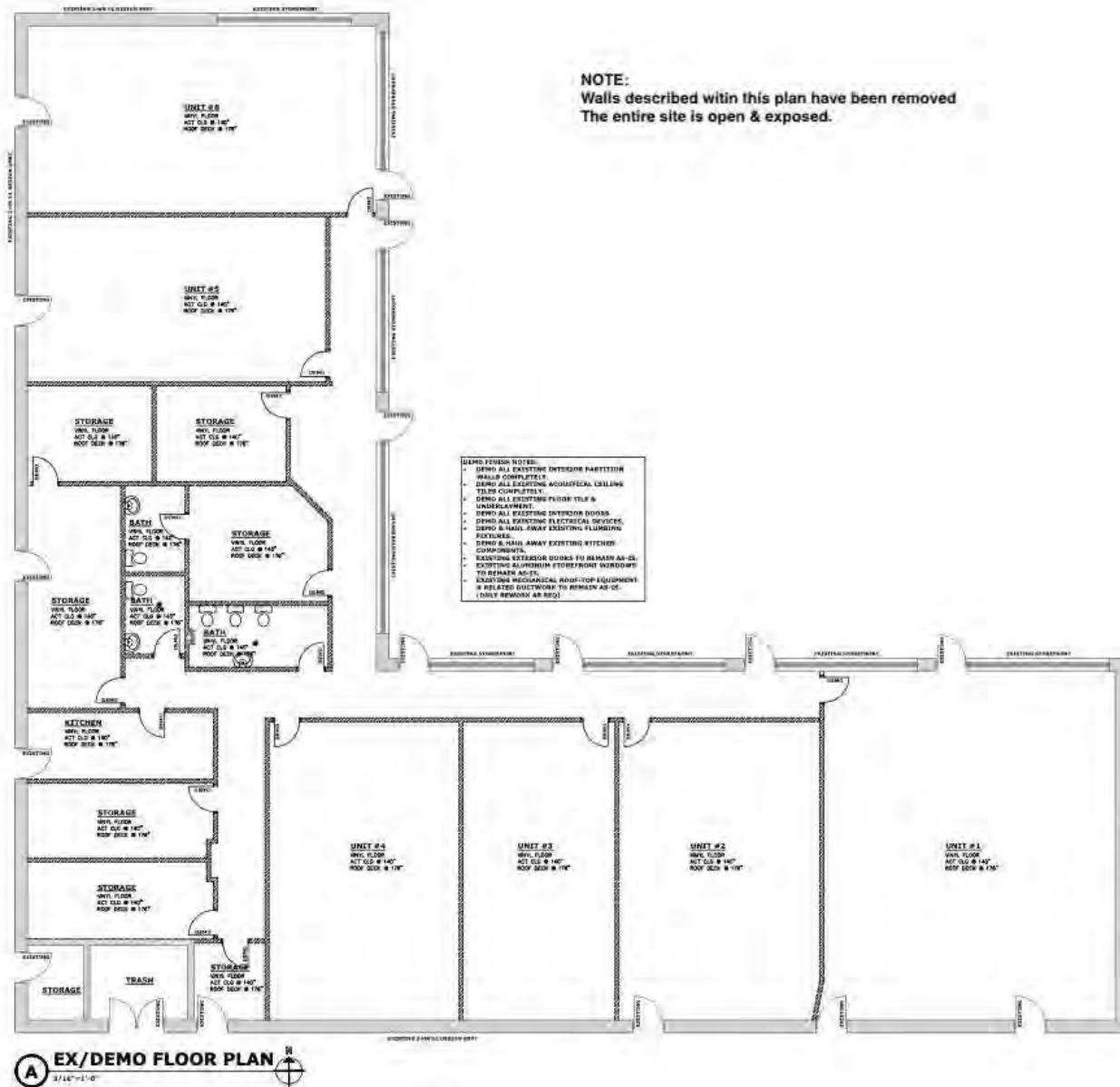


# SITE PLAN



**1 EX SITE PLAN**  
3/32" = 1'-0"

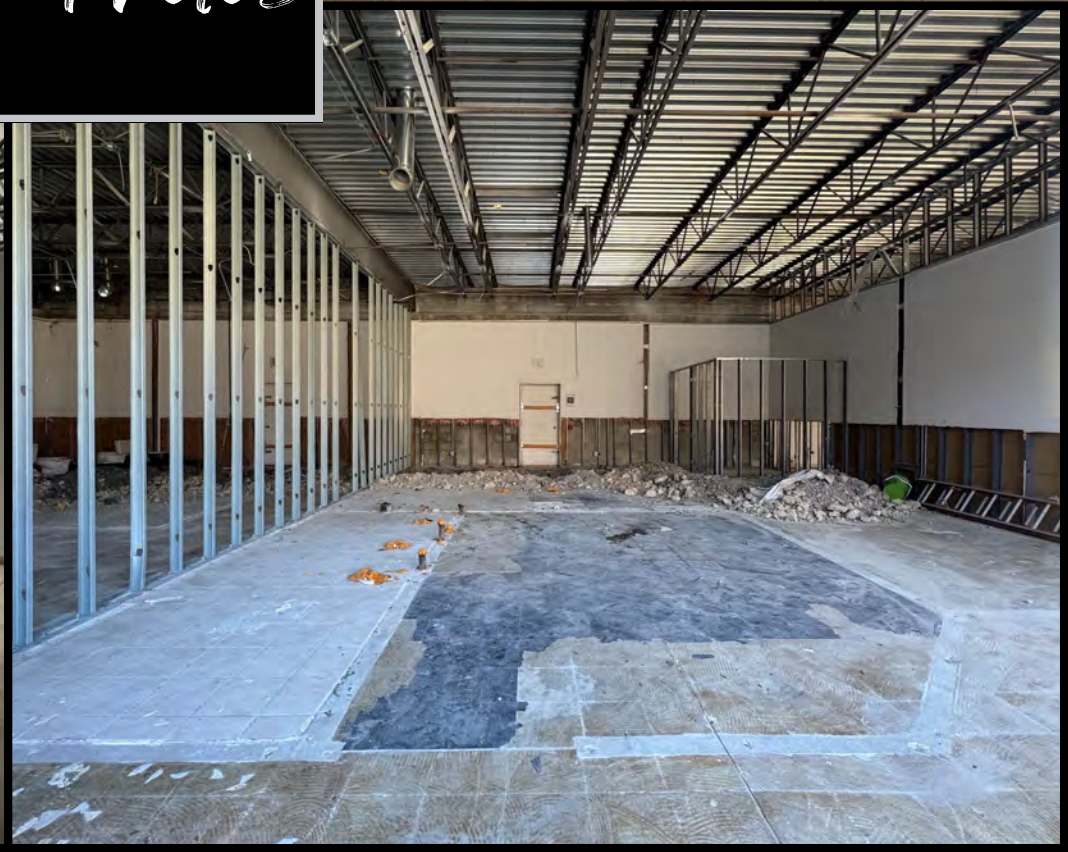
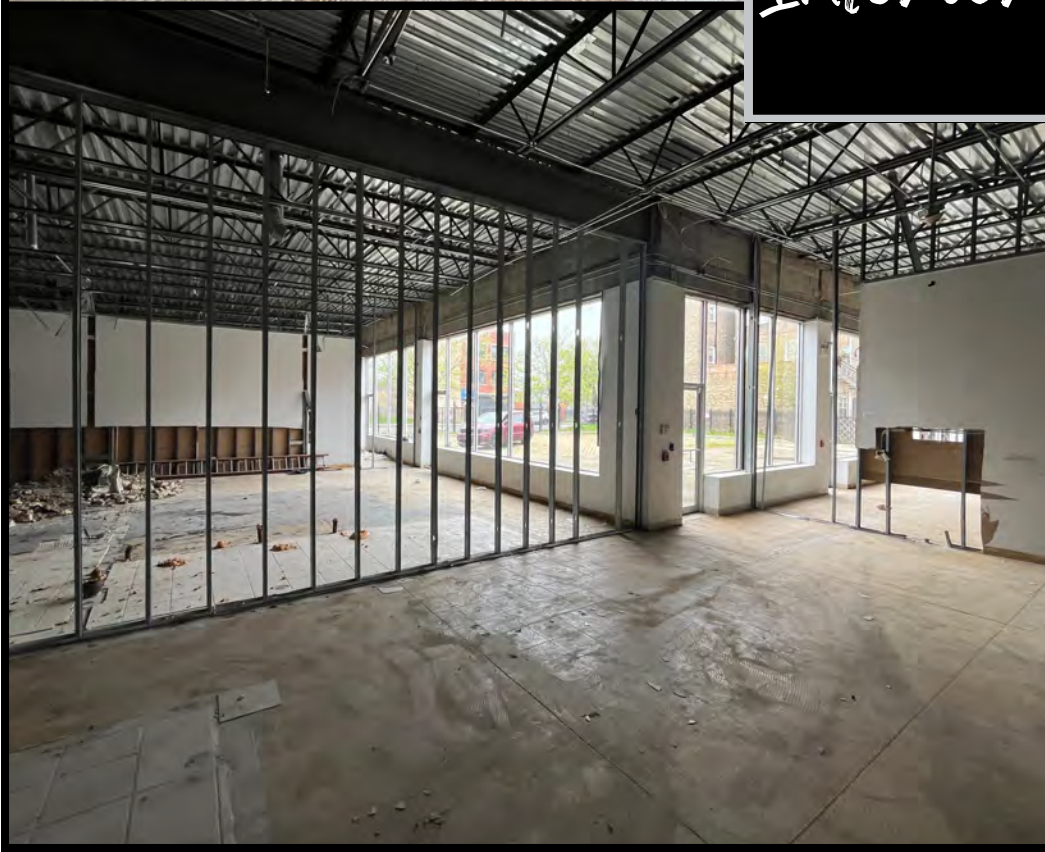
# FLOOR PLANS





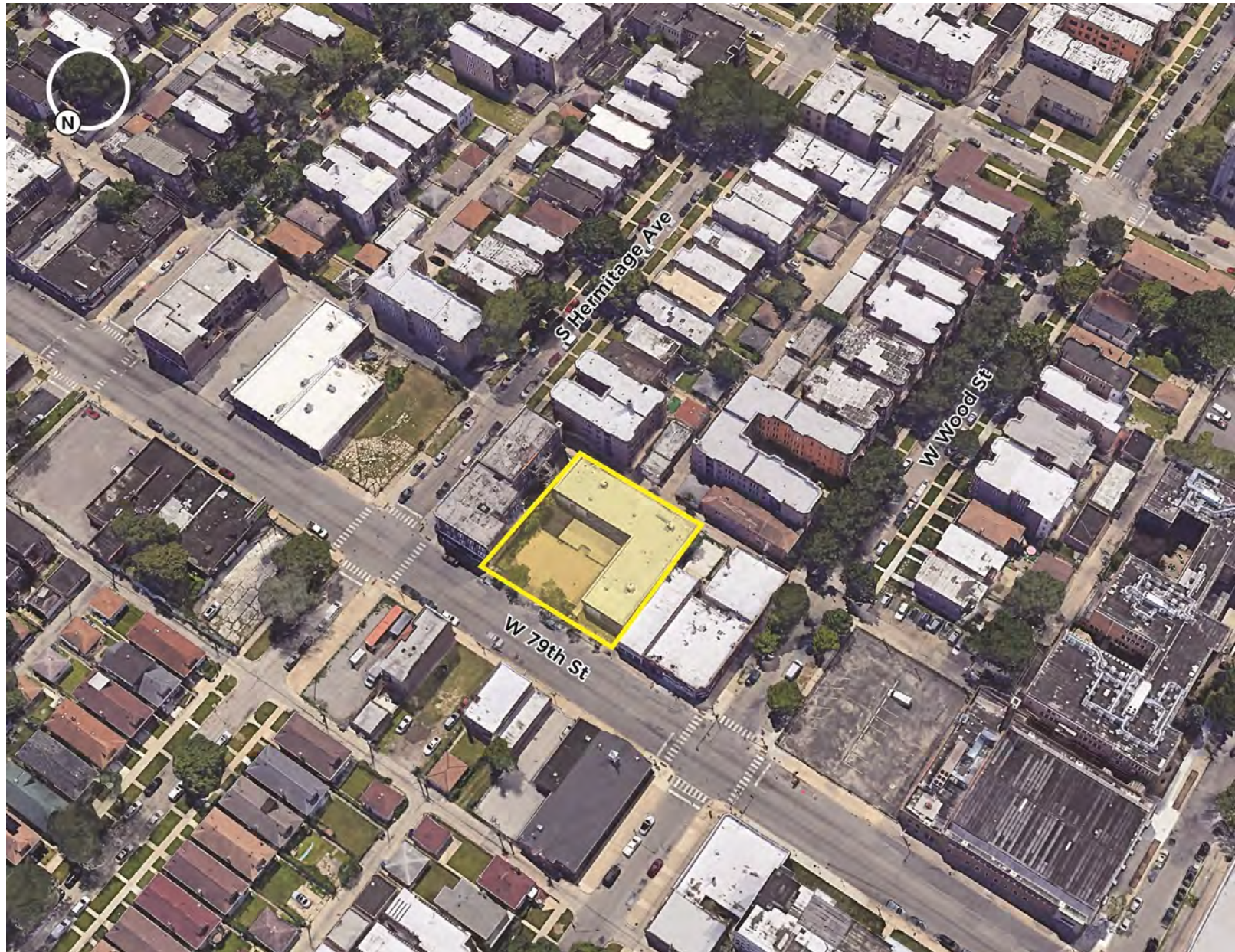


## Interior Photos





## BIRDSEYE MAP



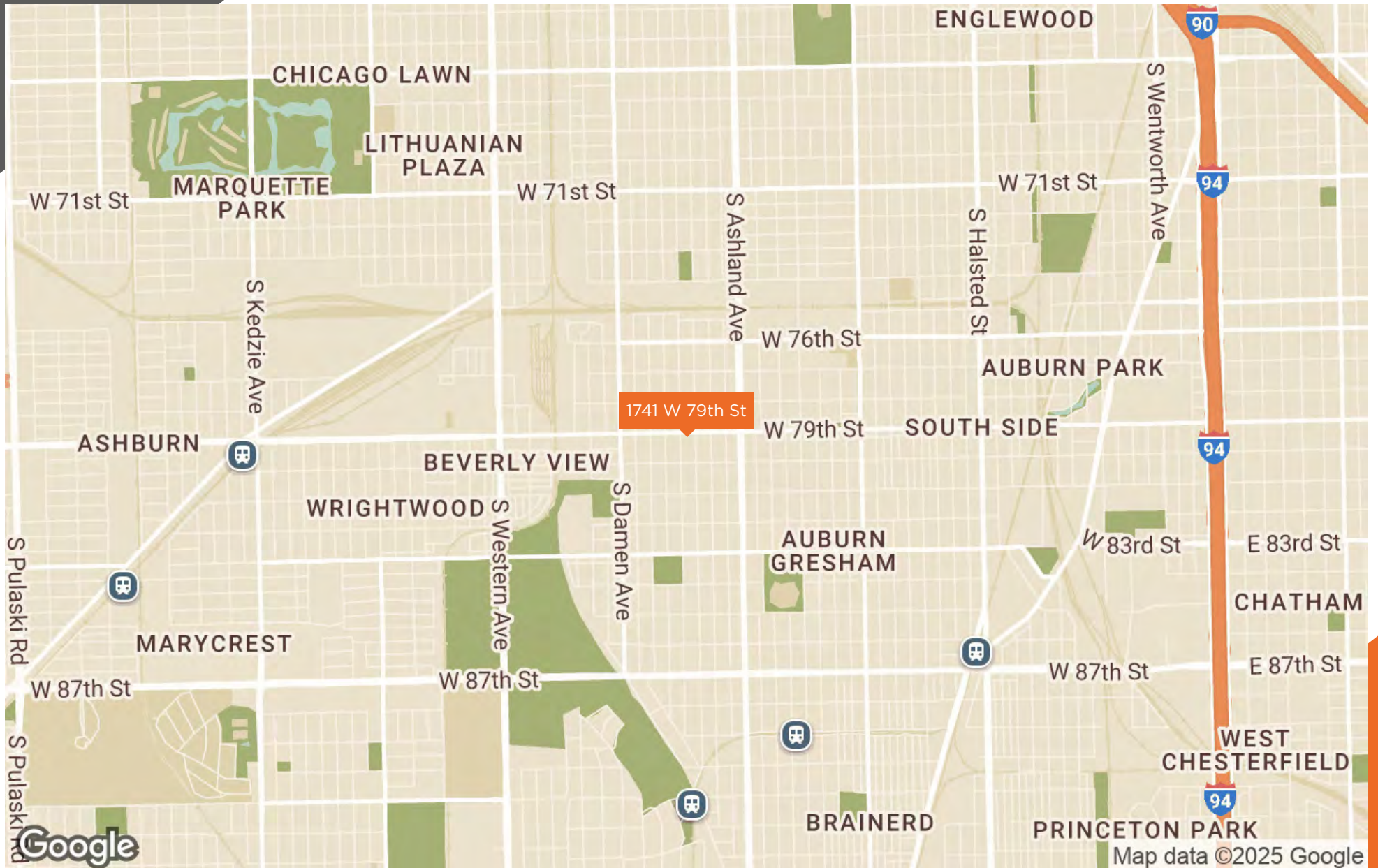


# RETAILER MAP





## REGIONAL MAP

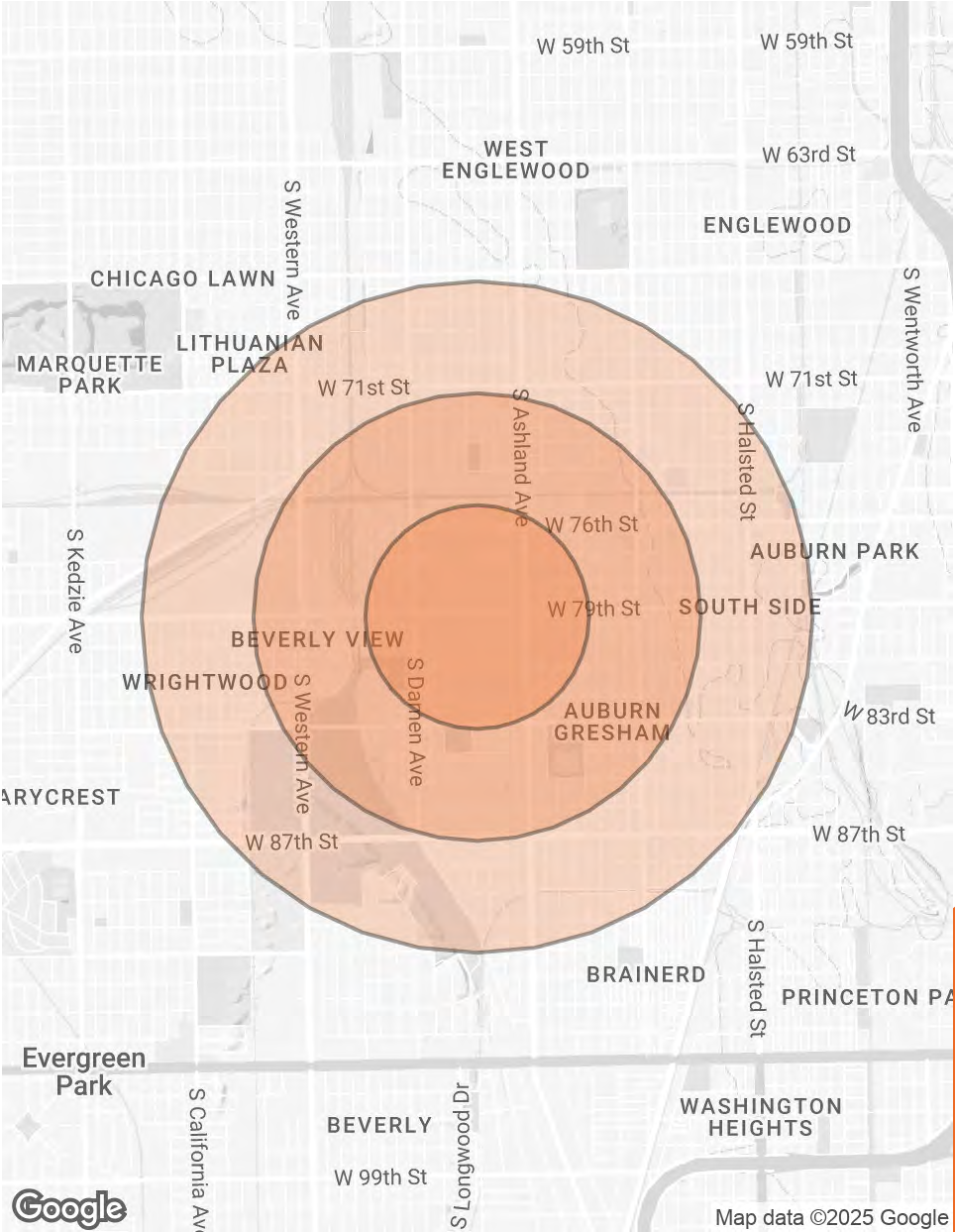


# DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	11,645	33,433	72,269
AVERAGE AGE	42	42	41
AVERAGE AGE (MALE)	40	40	39
AVERAGE AGE (FEMALE)	43	44	43

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	4,757	13,377	28,080
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$62,579	\$65,712	\$65,857
AVERAGE HOUSE VALUE	\$187,204	\$202,219	\$212,254

Demographics data derived from AlphaMap





## MEET THE TEAM



**Samuel Silveira**

O: 312.414.0602

[samuel.silveira@svn.com](mailto:samuel.silveira@svn.com)



**Paul Cawthon**

O: 312.676.1878

[paul.cawthon@svn.com](mailto:paul.cawthon@svn.com)



**Angelo Labriola**

O: 312.676.1870

[angelo.labriola@svn.com](mailto:angelo.labriola@svn.com)





## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





# Collective Strength, Accelerated Growth

940 WEST ADAMS STREET,  
SUITE 200  
CHICAGO, IL 60607



[HTTP:SVNCHICAGO.COM](http://SVNCHICAGO.COM)