

**SALE**

# Mt. Greenwood Auto - Alsip Location

**12257 SOUTH CICERO AVENUE**

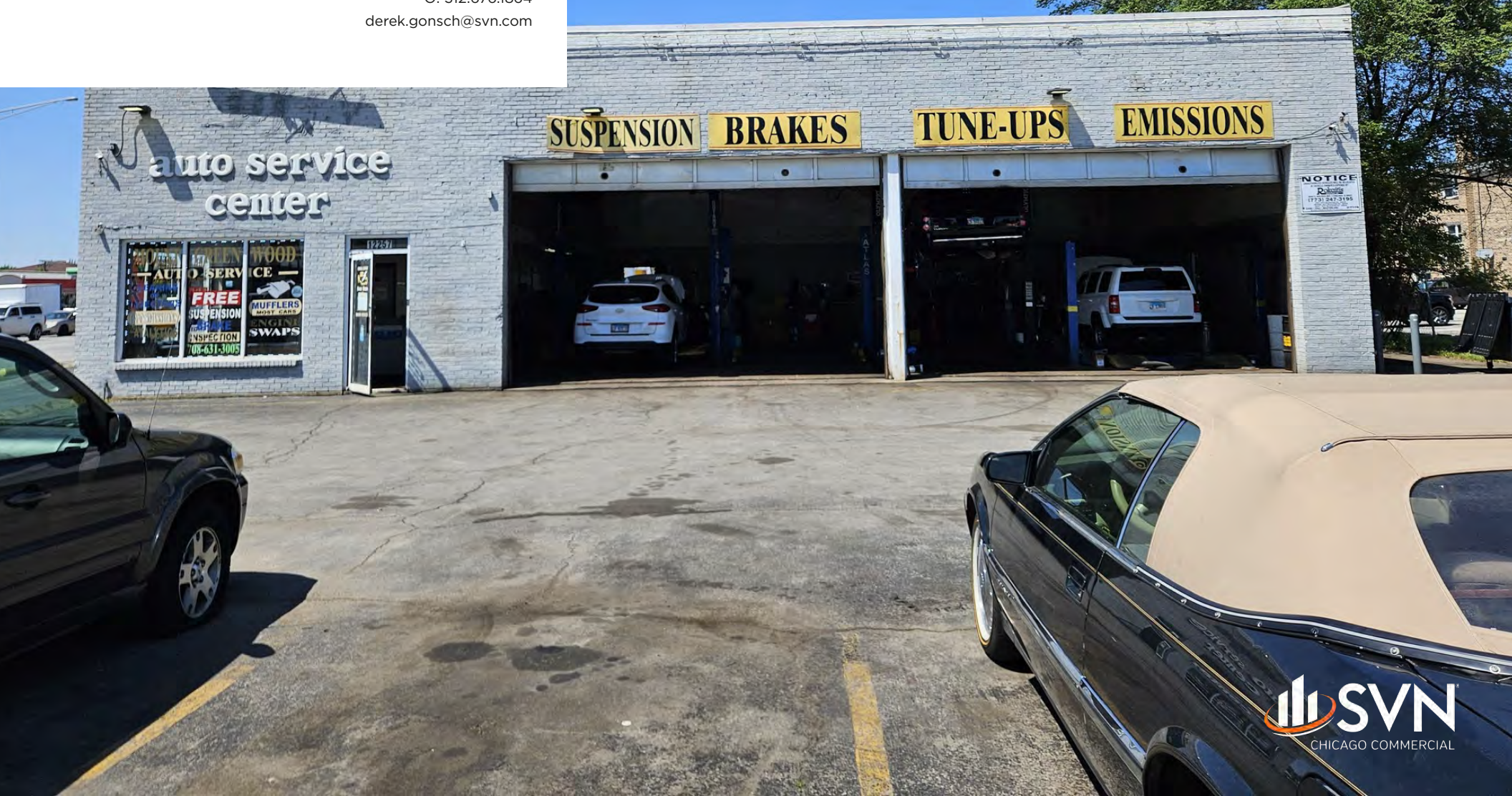
Alsip, IL 60803

**PRESENTED BY:**

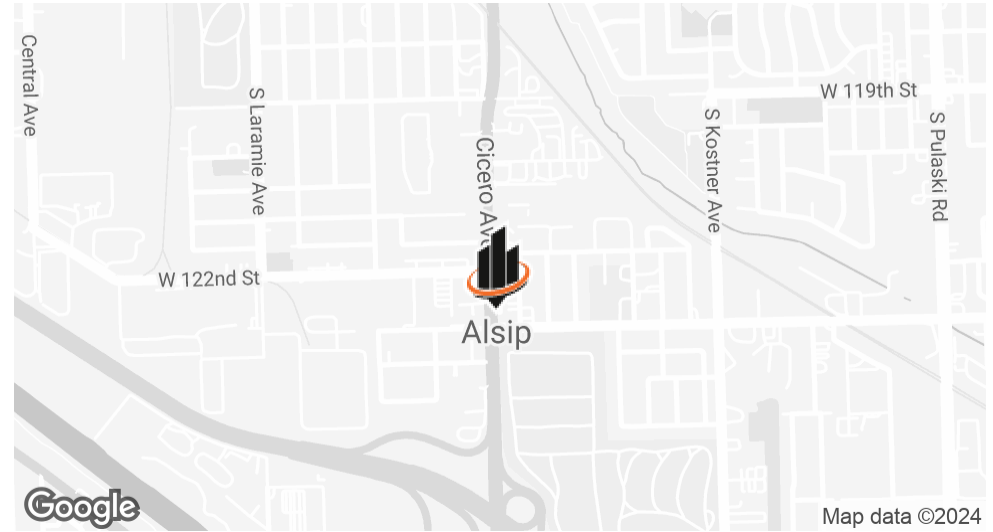
**DEREK GONSCH**

O: 312.676.1864

derek.gonsch@svn.com



# PROPERTY SUMMARY



## LOCATION DESCRIPTION

Located on the northeast corner at the intersection of 123rd and Cicero Ave.

## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject To Offer
<b>LOT SIZE:</b>	11,164 SF
<b>BUILDING SIZE:</b>	3,000 SF
<b>TAXES:</b>	\$25,273
<b>TRAFFIC:</b>	52,750 VPD

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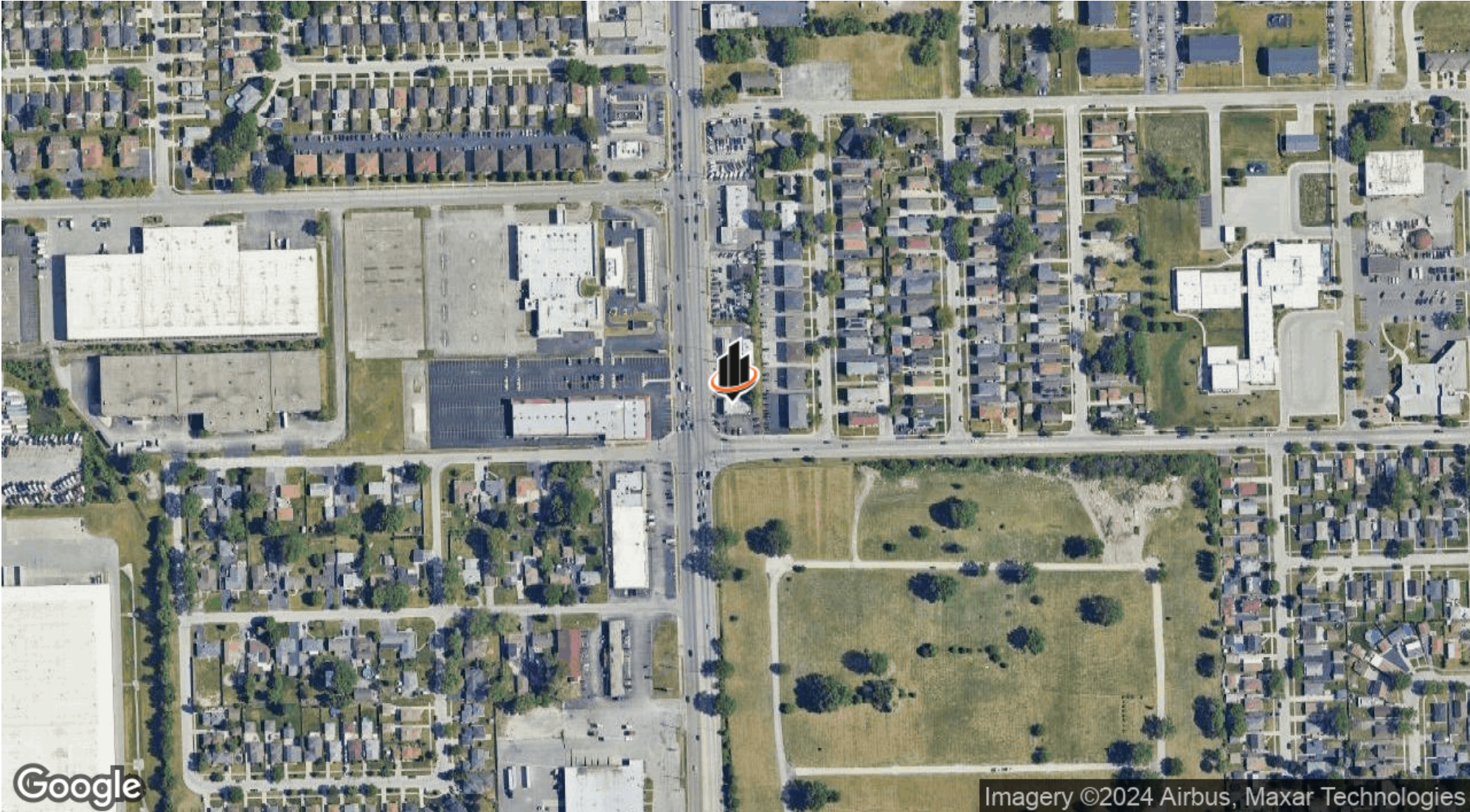
derek.gonsch@svn.com

## PROPERTY DESCRIPTION

SVN proudly presents this amazing auto repair business and real estate for sale on the very busy stoplighted intersection of 123rd and Cicero Ave. The current owner has been operating at this location since 2011. With its prime location, this property would be a perfect addition to anyone's auto-related portfolio, but can also be an excellent redevelopment site. Seller financing is available with a 50% down payment!

This property boasts 2 bays, 4 lifts, and a 2-stage air compressor. There is outdoor parking on site, and the lot has been recently restriped. The building is equipped with triple basin drainage, security cameras, and window air conditioners. This property can be purchased alone or in conjunction with Mt Greenwood Auto's Kedzie Location, 10319 S Kedzie Ave, Chicago.

**LOCATION MAP**



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derek.gonsch@svn.com

## ADDITIONAL PHOTOS



**DEREK GONSCH**  
O: 312.676.1864  
derek.gonsch@svn.com

# DEMOGRAPHICS MAP & REPORT

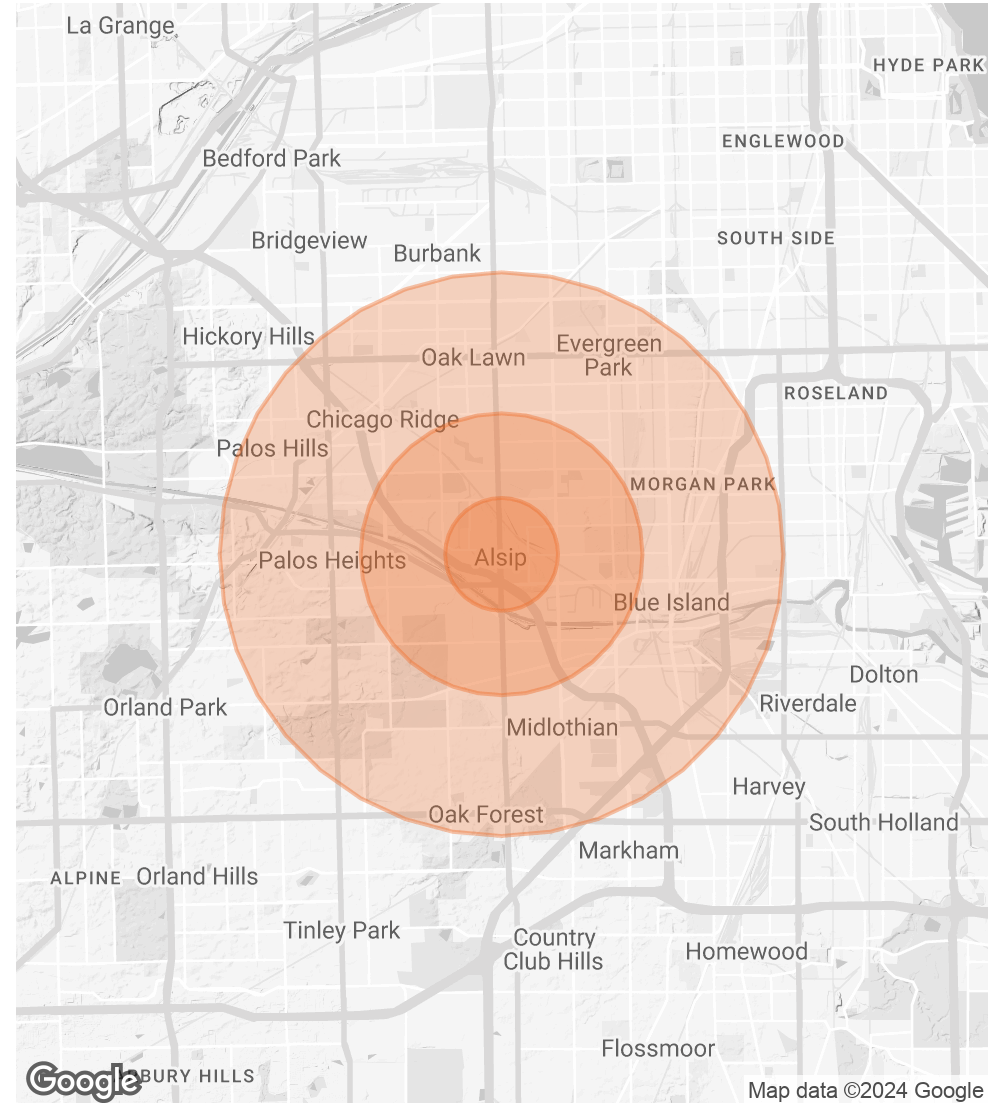
## POPULATION

	1 MILE	2.5 MILES	5 MILES
<b>TOTAL POPULATION</b>	9,778	66,218	320,198
<b>AVERAGE AGE</b>	41	43	42
<b>AVERAGE AGE (MALE)</b>	40	41	40
<b>AVERAGE AGE (FEMALE)</b>	42	44	43

## HOUSEHOLDS & INCOME 1 MILE 2.5 MILES 5 MILES

	1 MILE	2.5 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,848	27,130	123,696
<b># OF PERSONS PER HH</b>	2.5	2.4	2.6
<b>AVERAGE HH INCOME</b>	\$95,366	\$104,446	\$101,989
<b>AVERAGE HOUSE VALUE</b>	\$206,319	\$259,702	\$272,193

Demographics data derived from AlphaMap



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## SVN BY THE NUMBERS



# SVN<sup>®</sup> by the numbers



200+

Office Owners

2,200

Advisors & Staff

\$14.9B

Total value of sales & lease transactions

5

Global Offices & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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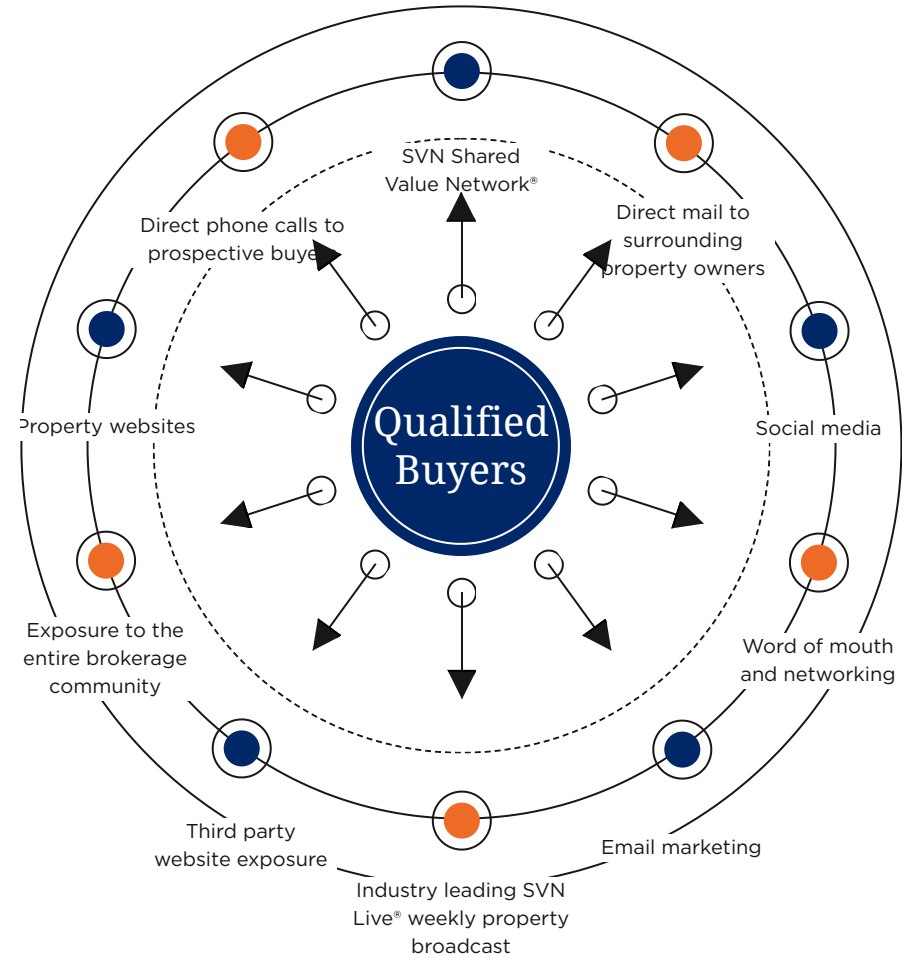
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# SVN® marketing strategy (sales)

CUSTOM MARKETING STRATEGY MEETS MULTIPLE MEDIA CHANNELS TO

## Maximize the value of your property



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**DEREK GONSCH**  
O: 312.676.1864  
derek.gonsch@svn.com



# The 9.6% report

A REPORT ON THE PRICING  
ADVANTAGE OF COOPERATION

**DEREK GONSCH**

O: 312.676.1864

derek.gonsch@svn.com

**SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.**

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.\*

## The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

## Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

\*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

## It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

**Visit [svn.com](https://svn.com) to find out more.**

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## ADVISOR BIO 1



### DEREK GONSCH

Associate Advisor

derek.gonsch@svn.com

Direct: **312.676.1864** | Cell: **708.267.9988**

### PROFESSIONAL BACKGROUND

Derek Gonsch is an experienced associate advisor with SVN specializing in sales and leasing for retail, office, and investment properties for clients of all sizes. Derek has been a licensed real estate professional since the summer of 2020. He has built an expertise in Chicago's market of the south suburbs where he was born, raised, and currently resides.

Prior to joining SVN, Mr. Gonsch served as a broker with Houbolt Real Estate (HRE) based in Oak Lawn, where he managed a portfolio of over 600 units comprised of a mix of residential, retail, and office units. He also closed on numerous leases and sales during his time at his previous company.

Derek also holds an Accredited Commercial Practitioner Certification, a certification that is held by less than 100 brokers in Illinois. He has also enrolled in various other real estate based classes such as business brokering, and transaction specialist courses. Mr. Gonsch is a member of the Chicago Association of Realtors (CAR) and the National Association of Realtors (NAR), while also being an active member in various south suburban chambers of commerce.

#### SVN | Chicago Commercial

940 West Adams Street, Suite 200  
Chicago, IL 60607  
312.676.1866

#### DEREK GONSCH

O: 312.676.1864

derek.gonsch@svn.com

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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.

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