

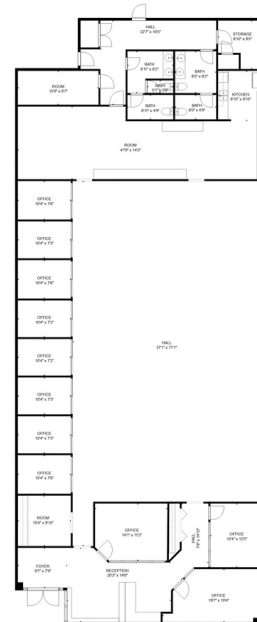
OFFERING MEMORANDUM

Coldwell Banker Commercial
of The Capone Group Real Estate

AVAILABLE FOR SALE OR LEASE!

SUBJECT OFFERING
5800 SF Office Building - Zoned B1-1

5362-5364 W Devon Avenue | Chicago, IL 60646



EXECUTIVE PROPERTY SUMMARY

The Capone Group Chicago Commercial Division of Coldwell Banker Commercial is pleased to present a single (1) story office building with 5800 SF in desirable Edgebrook, Chicago, IL.

Prime Edgebrook Location with High Visibility on Devon Avenue

This is a phenomenal opportunity to own a professional office building in desirable Edgebrook, in Chicago that you can get creative with to change its use to fit your needs. Located on busy Devon Ave this property offers excellent visibility and signage potential, with 50 feet of frontage.

The building features:

- Eight (8) Private offices, an opportunity for a 9th, 3 large office/conference rooms and the ability to add more.
- Ability to convert to a restaurant or sub divide for rental/tenant capabilities
- Neighborhood retail and daily passerby traffic volume of 24,162; almost 9,000,000 per year.
- Two restrooms for client and staff convenience
- A flexible layout, can add more offices, expand interiors
- Cell antenna on roof under utility easement with rear access. No income to ownership; no impact on building operations. On a remaining lease term.

ASKING PRICE

Purchase: **\$650,000.00** / Lease: **\$16.00/SF NNN**

PROPERTY/TRANSACTION HIGHLIGHTS

- Land Size: ± 6,000 SF (0.138+ AC) (50 X 120)
- Year Built: 1949
- Zoning: B1-1
- Taxes: \$25,264 (2023) (\$12,631.78 + \$12,631.78) (Taxes lowered for 2025)
- Sale Type: Investment/Owner User
- Parcel Number: 10-33-327-023-0000 and 10-33-327-024-0000
- Positioned in a highly dense residential and commercial area
- Excellent visibility and high traffic counts
- Parking: None on site but convenient street parking and high potential for neighborhood/business spots to lease
- Commercial space was operated by a real estate office