

# 5820 N NORTHWEST HWY

## 12,000 SF BUILDING FOR SALE



DO NOT DISTURB TENANT: 5820 N Northwest Hwy, Chicago, IL 60631 | 12,000 SF Warehouse Building FOR SALE | [info@goldstreetre.com](mailto:info@goldstreetre.com)

# THE OPPORTUNITY

Address: 5820-5824 N Northwest Hwy, Chicago, IL 60631

Zoning: M1-1

Alderman: Anthony V. Napolitano (41st Ward)

Current Business: Aberdeen Construction + Soundbox (Do Not Disturb Employees)

- Year Built: 1940
- Size: 12,000 SF total (5,500 SF + 6,500 SF)
- Building Type: Two bow truss buildings with drop ceilings for sound insulation
- Ceiling Height: 9'9" clearance height / 18'7" at the apex
- Garage/Loading: 17' garage opening / 15'7" wide truck access
- Loading zone: Monday-Saturday, 6 AM - 5 PM
- Curb cut for vehicle access
- Infrastructure: 800-amp electrical service (600 amps for EV charging); 480-volt transformer
- Ventless water heater, Compressed air system
- Two electric vehicle chargers
- Additional Features: Four skylights, Extra storage space in the back, built along the train tracks

# ABERDEEN CONSTRUCTION

6,500 SF



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# SOUNDBOX

5,500 SF



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# ALTA / NSPS LAND TITLE SURVEY

## LEGAL DESCRIPTION:

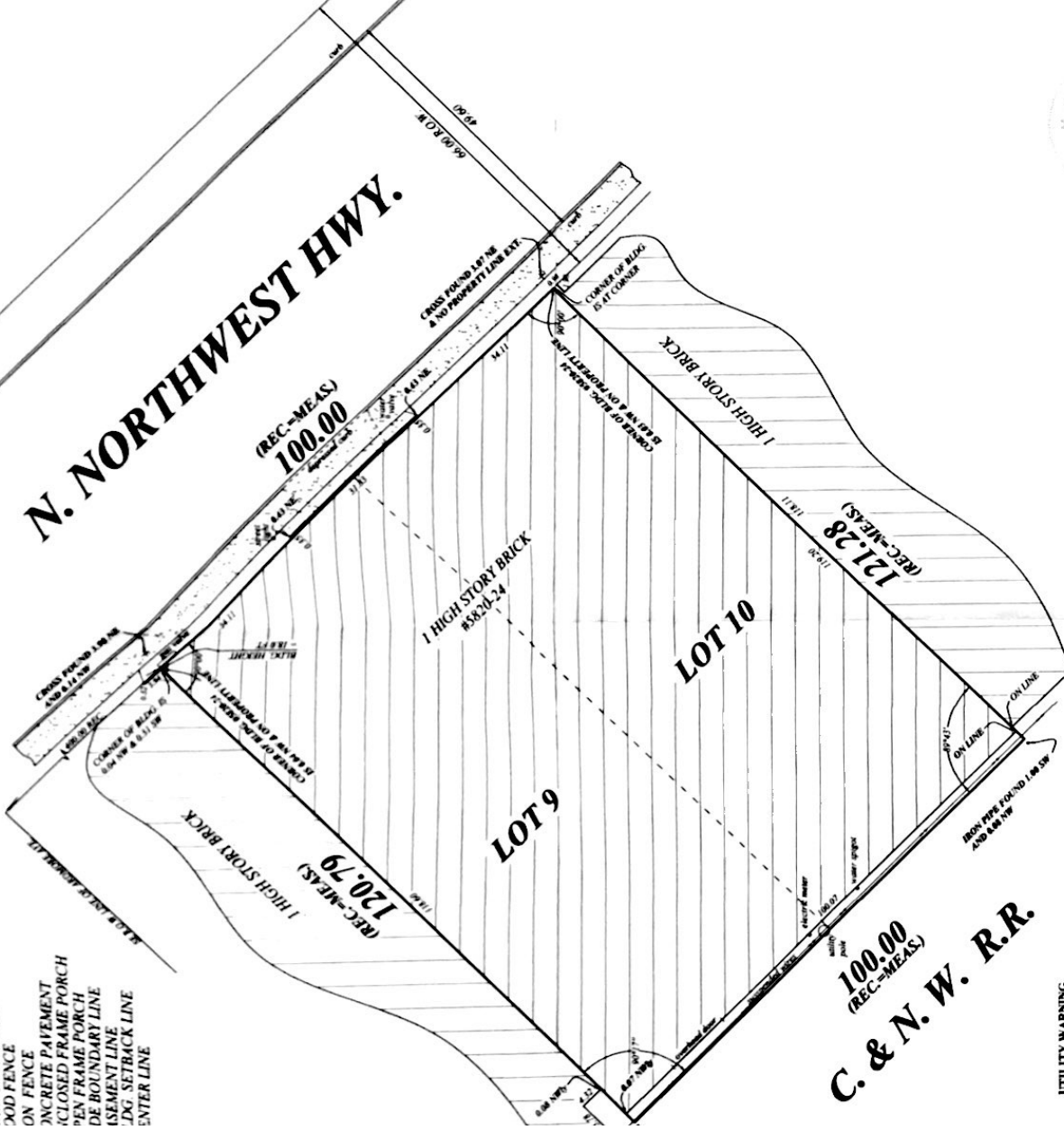
LOTS 9 AND 10 IN BLOCK 39 IN THE RESUBDIVISION OF BLOCKS 6, 39, 40, 42, 43 AND LOT 12 OF BLOCK 37 OF NORWOOD PARK, A SUBDIVISION OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 13, LYING BETWEEN RAND ROAD AND THE CHICAGO & NORTHWESTERN R.R. AND THE EXTENSION OF EVERGREEN AVENUE IN THE TOWN OF NORWOOD PARK, NORTHWARD FROM THE R.R. TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTE: LEGAL DESCRIPTION FROM COMMITMENT FOR TITLE INSURANCE  
 CHICAGO TITLE INSURANCE COMPANY  
 COMMITMENT NUMBER: 190ND0010023K  
 EFFECTIVE DATE: JULY 26, 2019  
 COMMONLY KNOWN AS: 5820 N. NORTHWEST HIGHWAY, CHICAGO, IL 60631-2126  
 P.I.N. NUMBER: 13-06-008-009-0000

## GRAPHIC SCALE



- 14IN LINK FENCE
- WOOD FENCE
- ON FENCE
- CONCRETE PAVEMENT
- CLOSED FRAME PORCH
- OPEN FRAME PORCH
- DE BOUNDARY LINE
- CEMENT LINE
- 1/2" SETBACK LINE
- ENTER LINE



**UTILITY WARNING**  
 THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE LOCATIONS SHOWN HEREON. STRUCTURES MAY VARY FROM ADDITIONAL BURIED UTILITIES. STRUCTURES MAY BE ENCOUNTERED LOCATE BURIED UTILITIES. STRUCTURES.

SCALE	1 INCH = 10 FEET
ORDERED BY	STEPHEN S. MESSUTTA
JOB NUMBER	170074
FIELDWORK COMPLETION NUMBER	383 OF 812
MUNICIPALITY	CHICAGO

FEMA FLOOD ZONE	
THE PROPERTY DESCRIBED ABOVE IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA FLOODWAY ON THE PROPERTY	NO
MAP USED	RATE MAP
COMMUNITY NAME	CHICAGO
COMMUNITY NUMBER	170074
PANEL NUMBER	383 OF 812
MAP NUMBER	170170807
EFFECTIVE DATE	8/15/2008
FLOOD ZONE	0.2 % ANNUAL CHANCE FLOOD PLAN
X - AREAS DETERMINED TO BE INSIDE THE 0.2 % ANNUAL CHANCE FLOOD PLAN	X

SIGNATURE DATE: AUGUST 24, 2019  
*Steph S. Messutta*  
 ANDREJ MIZRANSEI LAND SURVEYORS, INC.  
 PROFESSIONAL DESIGN FIRM NO. 184-00748  
 246 COUNTRY LANE  
 GLENVIEW, IL 60035  
 PHONE: 847-484-8711  
 FAX: 847-484-8712  
 amrland@midwest.com

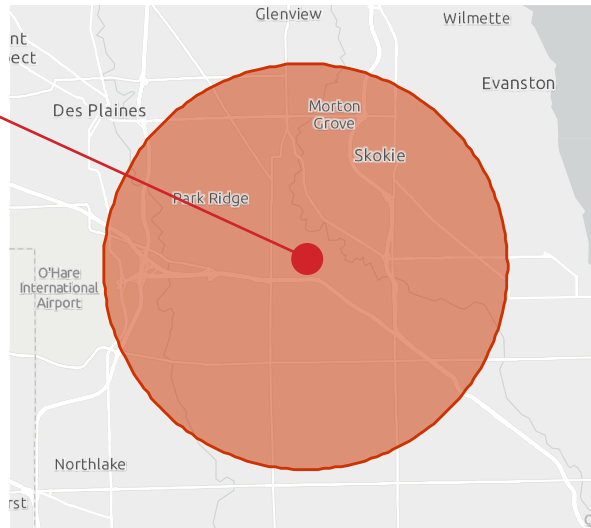
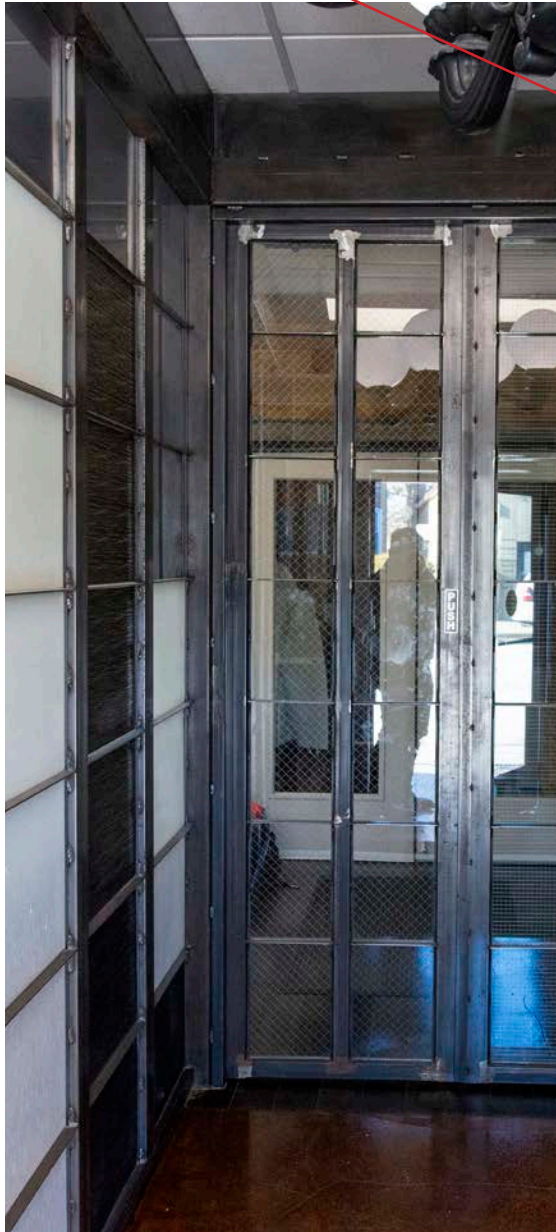
ACREAGE SUMMARY	
GROSSLAND AREA	121013.90 FT.
NET AREA OF ALL UTILITIES FOOTPRINTS AND BUILDINGS AT OPENED LOTS	119112.90 FT.
ZONING	
CHICAGO ZONING ORDINANCE BY THE CITY OF CHICAGO REBATE	
M-1 LIMITED MANUFACTURING-BUSINESS PARK DISTRICT	
MAX FLOOR AREA RATIO	7.2
MAX BUILDING HEIGHT	N/A
PARKING	
NO STRIPING OF PARKING SPACES	N/A
PARKING SPACES	N/A
HANDICAPPED SPACES	N/A
TOTAL	N/A

TO: 1. JOHN J. FRIDONO  
 2. ANGALINA FRIDONO  
 3. NIKOLA NOZINIC  
 4. CHICAGO TITLE INSURANCE COMPANY  
 5. STEPHEN S. MESSUTTA  
 THIS MAP IS MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 6A, 7A, 7B, 7C, 8, 9, 14, 21 (LOCATION OF UTILITIES-OBSERVED EVIDENCE ON OR ABOVE THE SURFACE OF THE SURVEYED PROPERTY ONLY) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 14, 2019.

12,000 SQUARE FEET  
 5820 N Northwest Hwy | Chicago, IL 60631

# LOCATION

FIVE MILE RADIUS / DEMOGRAPHICS



## Population Trends and Key Indicators

5820 N Northwest Hwy, Chicago, Illinois, 60631  
Ring bands: 0-5 mile radii

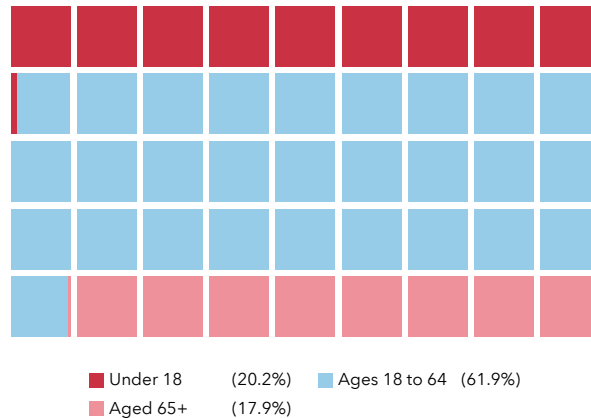
<b>683,002</b>	<b>258,402</b>	<b>2.62</b>	<b>40.5</b>	<b>\$87,632</b>	<b>\$366,564</b>	<b>104</b>	<b>83</b>	<b>81</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

### ANNUAL HOUSEHOLD SPENDING

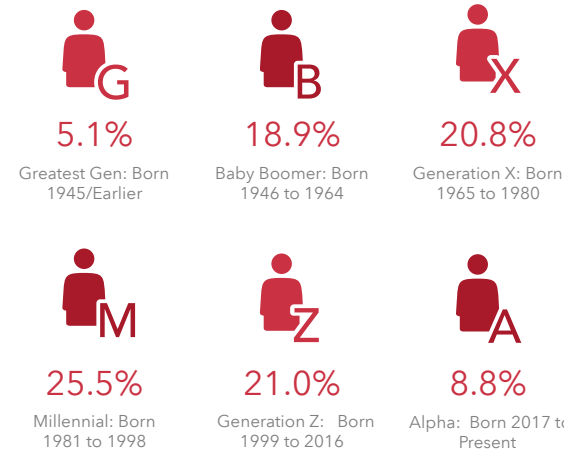


Variables	0 - 5 miles
2023 Total Population	683,002
2023 Total Households	258,402
2023 Average Household Size	2.62
2023 Median Household Income	\$87,632
2023 Median Age	40.5

### POPULATION BY AGE



### POPULATION BY GENERATION



Variables	0 - 5 miles
2023 Per Capita Income	\$45,551
2023 Median Household Income	\$87,632
2023 Average Household Income	\$120,287
2028 Per Capita Income	\$54,396
2028 Median Household Income	\$102,007
2028 Average Household Income	\$139,589

Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024). © 2025 Esri

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February 23, 2025



**GOLDSTREET**  
PARTNERS

FOR PROPERTY INFORMATION:

David Goldberg  
david@goldstreetre.com  
(847) 274-8504

Allan Perales  
allan@goldstreetre.com  
(312) 852-5526

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