

**PRICE
REDUCTION!**



SALE

±7,000 SF Industrial Warehouse with Incentives

5821 SOUTH ADA STREET

Chicago, IL 60636

PRESENTED BY:

**KAREN KULCZYCKI, CCIM,
SIOR**

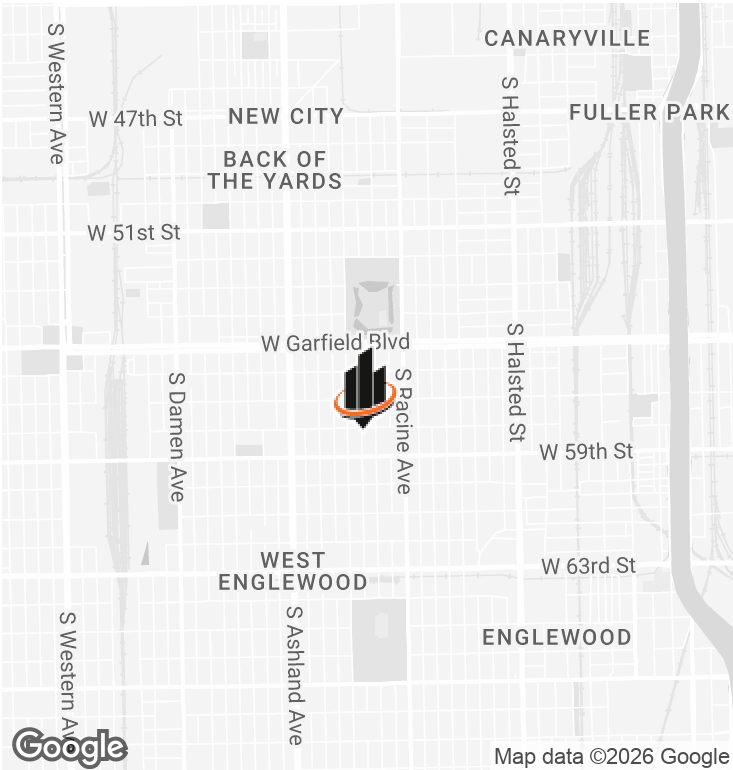
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STHROOP ST

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$125,000
BUILDING SIZE:	7,000 SF
LOT SIZE:	0.16 Acres
PRICE / SF:	\$17.86
YEAR BUILT:	1907
SUBMARKET:	South Chicago
APN:	20-17-129-007-0000

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present 5821 S. Ada Street, a ±7,000 SF Warehouse in the Englewood area of Chicago, IL. Perfect for warehousing and inventory storage use. Drive-in Door and the current MTM tenant use as auto storage. Area incentives include: Opportunity, Enterprise, Empowerment Zone, and SBA HubZone. Seller financing available to qualified Buyer.

PROPERTY HIGHLIGHTS

- ±7,000 SF Industrial Warehouse on 0.16 AC
- Empowerment and Enterprise Zone
- SBA HubZone | Opportunity Zone
- 8'x10' Drive-in Door | Single Tenant
- Seller Financing Option
- Nearby access to I-90/94 Dan Ryan Expressway

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ADDITIONAL PHOTOS



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RETAILERS & TRAFFIC COUNT



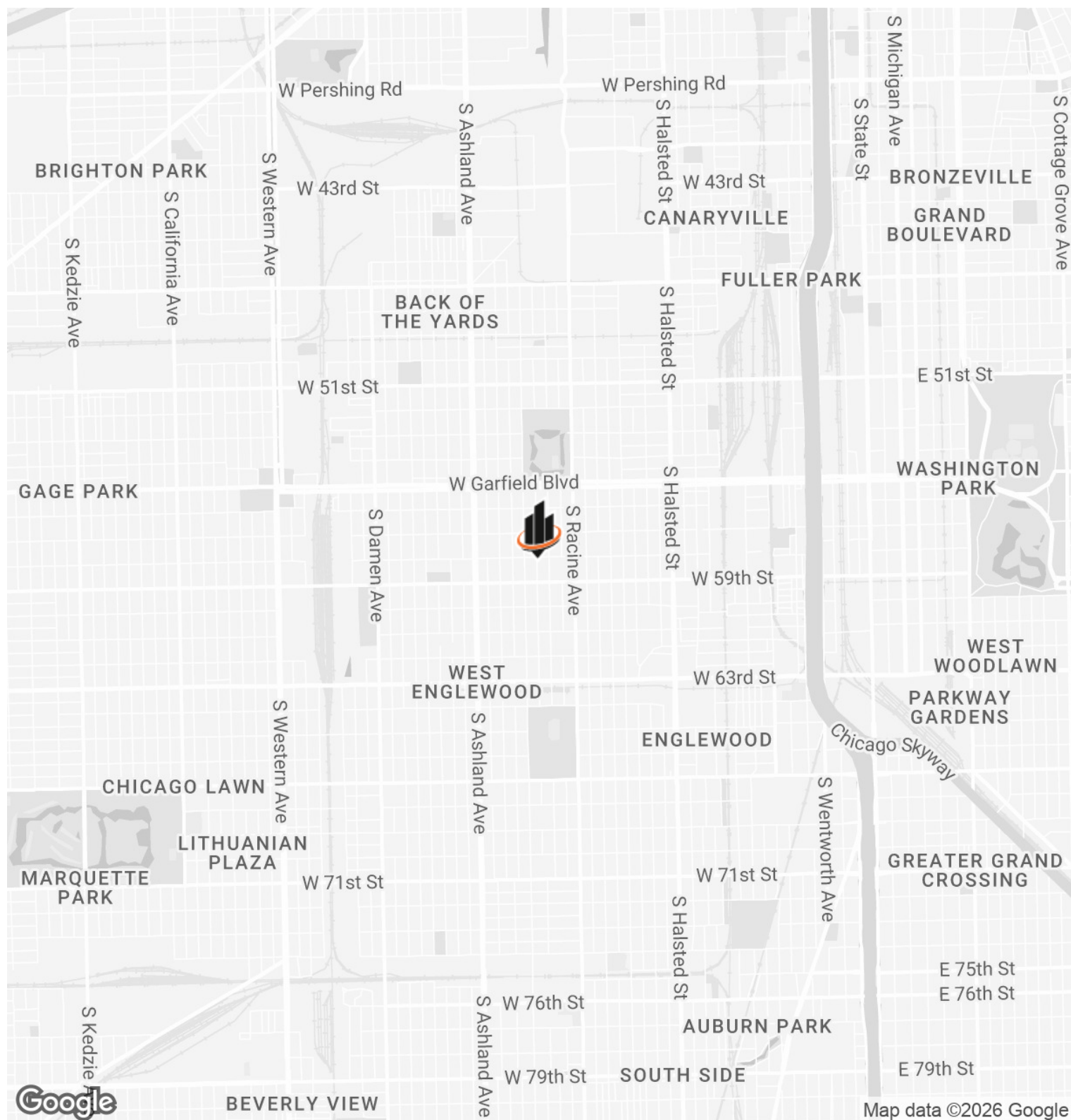
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LOCATION MAP



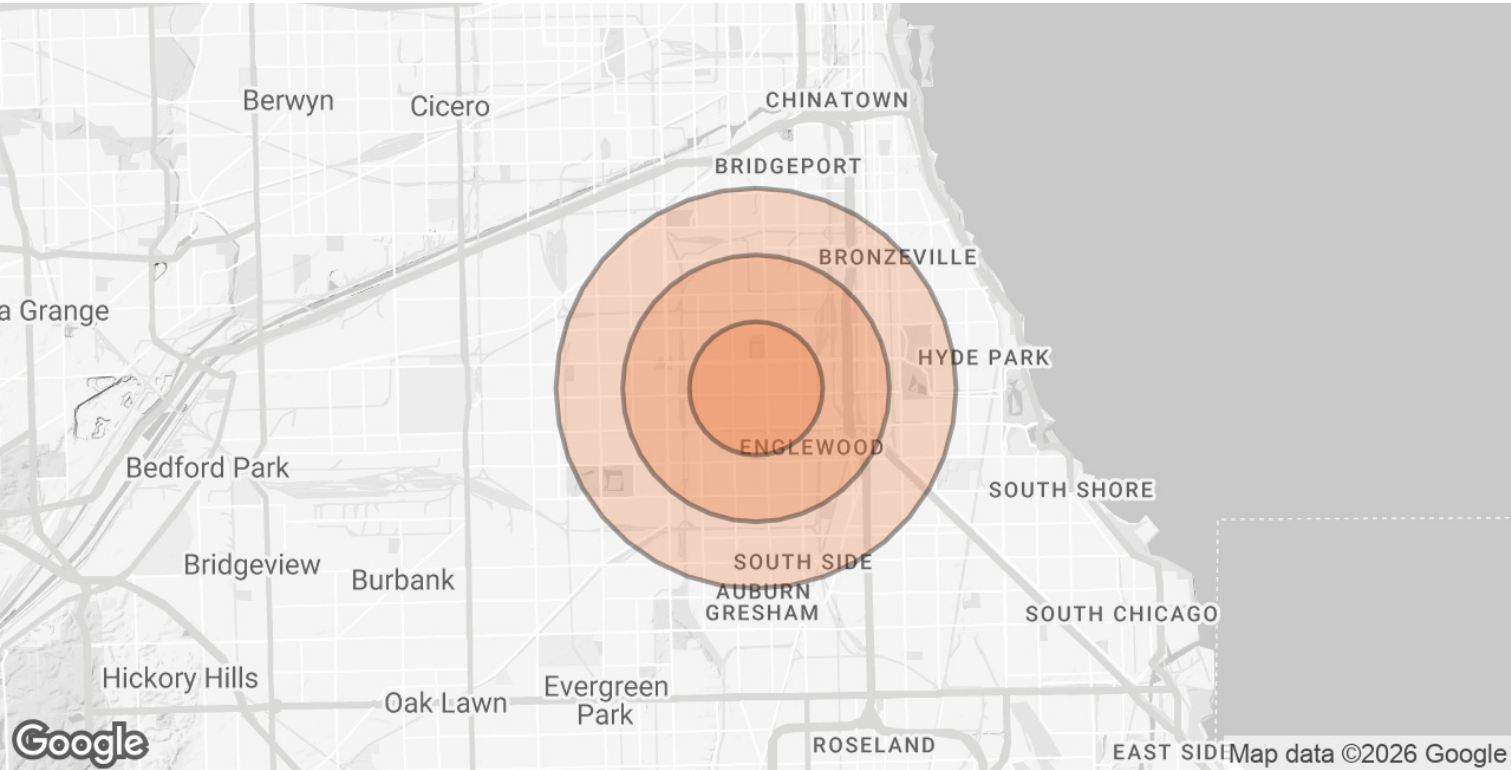
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	28,369	130,974	317,634
AVERAGE AGE	37	36	37
AVERAGE AGE (MALE)	36	35	36
AVERAGE AGE (FEMALE)	38	37	38

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	10,095	43,819	111,284
# OF PERSONS PER HH	2.8	3	2.9
AVERAGE HH INCOME	\$49,363	\$52,799	\$59,006
AVERAGE HOUSE VALUE	\$194,765	\$217,744	\$253,229

Demographics data derived from AlphaMap

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