

**SALE**

## 3-Story Value-Add Office Building and Garage Lot Available

**7000 & 7006 W NORTH AVE**

Chicago, IL 60707

**PRESENTED BY:**

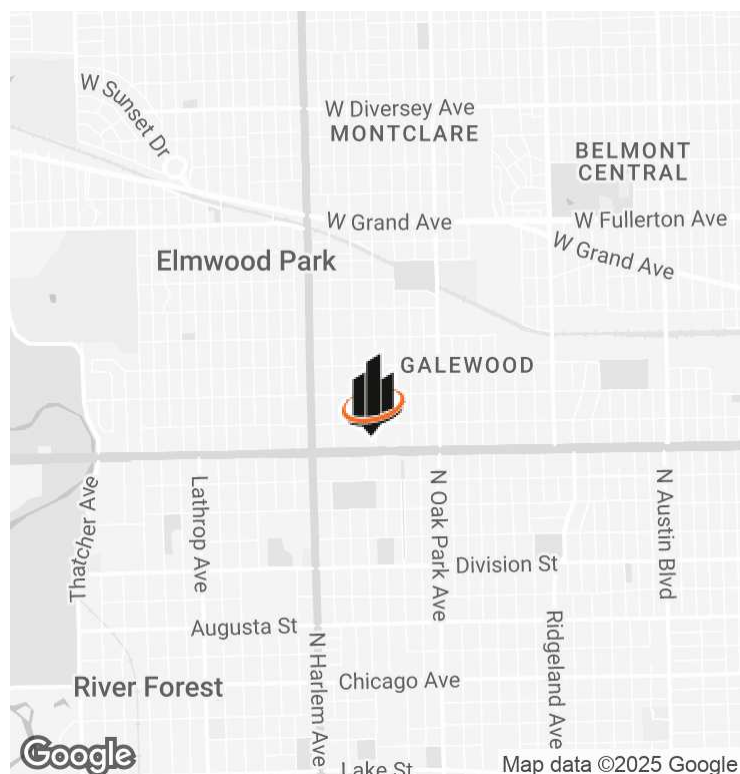
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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,350,000
<b>PRICE/SF:</b>	\$75.63
<b>NUMBER OF UNITS:</b>	17
<b>OCCUPANCY:</b>	75.6%
<b>LOT SIZE:</b>	+/- 0.28 Acres
<b>BUILDING SIZE:</b>	+/- 17,850 SF
<b>NOI:</b>	\$72,333.00
<b>CAP RATE:</b>	5.36%

## PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 7000 and 7006 W North Avenue, a three-story office property with an adjoining lot and garage, in Chicago, Illinois. Just across the street from Oak Park, this impressive 17,850 SF office building offers 17 office units, plus a masonry garage delivering immediate returns to investors. Renovated in 2023, the property showcases owner-funded enhancements including new HVAC units, a new roof overlay (2022), skim coat garage floor (2025), and updated signage. Covered, surface, and street parking is available on site, as well as an adjacent lot for potential expansion. Strategically situated just half a block from the intersection of North and Harlem Ave near the new Rush Outpatient Center.

## PROPERTY HIGHLIGHTS

- ±17,850 SF Office building with 17 executive units and Garage Lot
- Renovated in 2022 | New HVAC units | Roof Overlay
- 73% occupancy | 5 Available Units | Full Windows | Open Lobby
- Versatile parking options: covered, surface, and street
- Additional lot included with Garage

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EXTERIOR PHOTOS



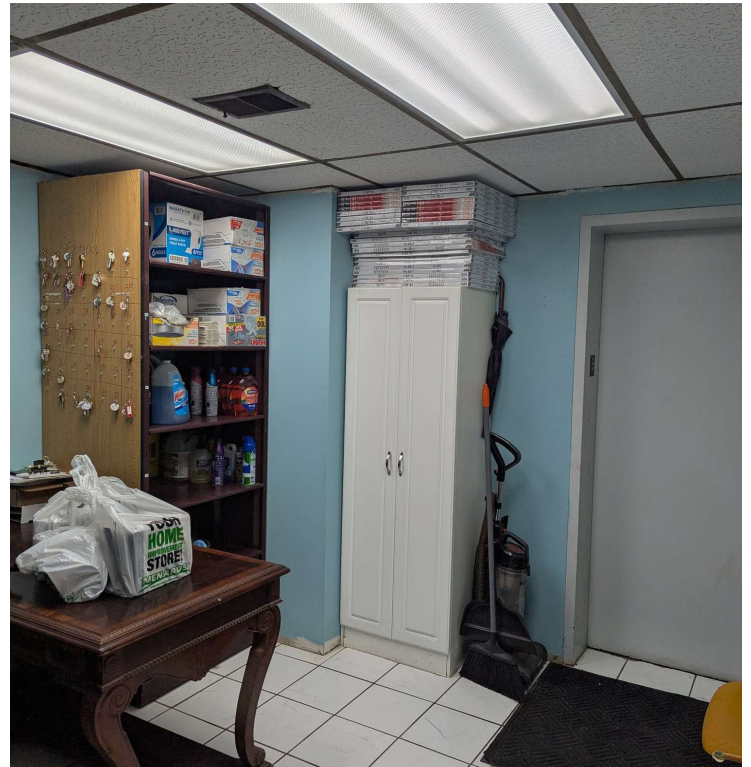
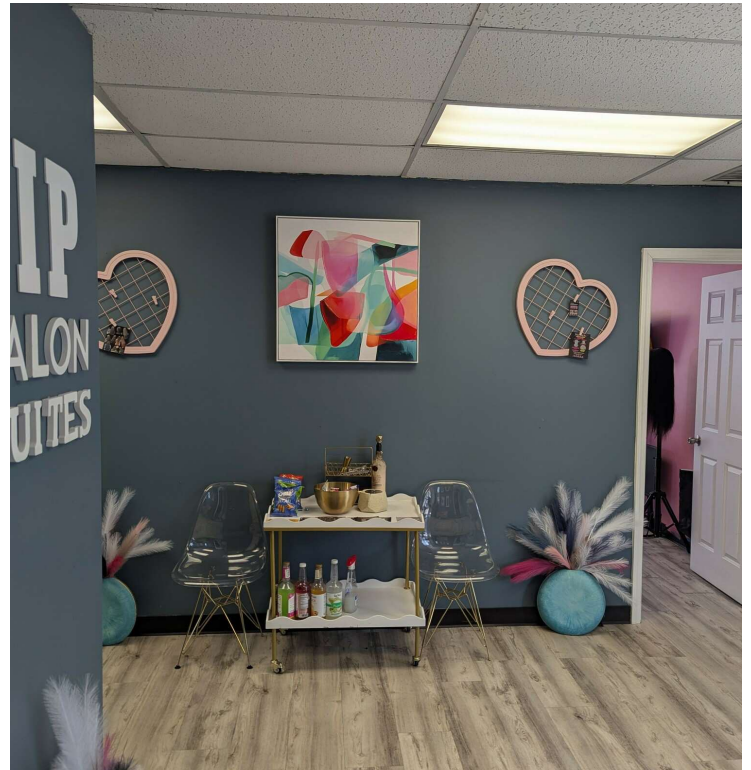
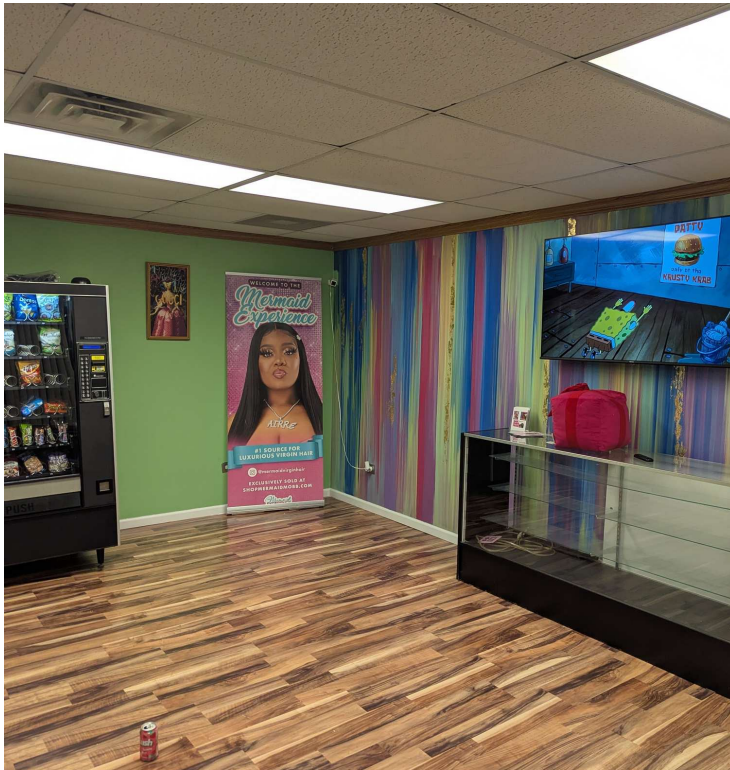
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## INTERIOR PHOTOS

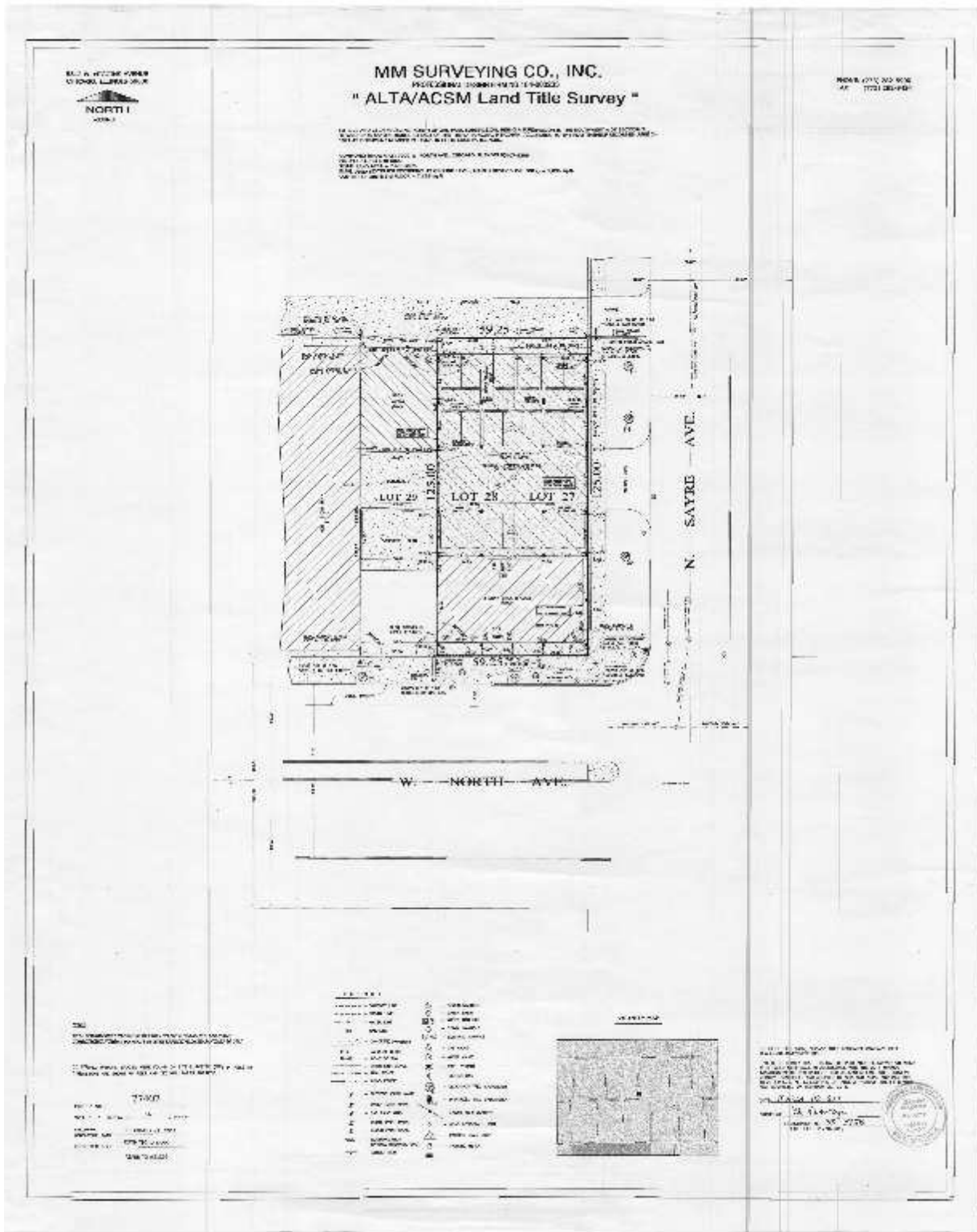


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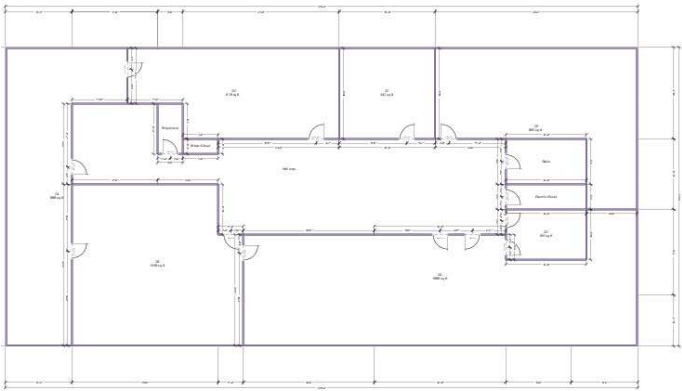
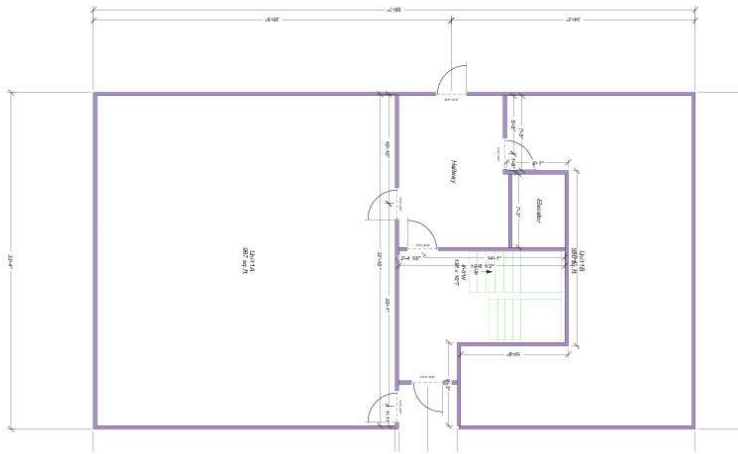
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# SURVEY



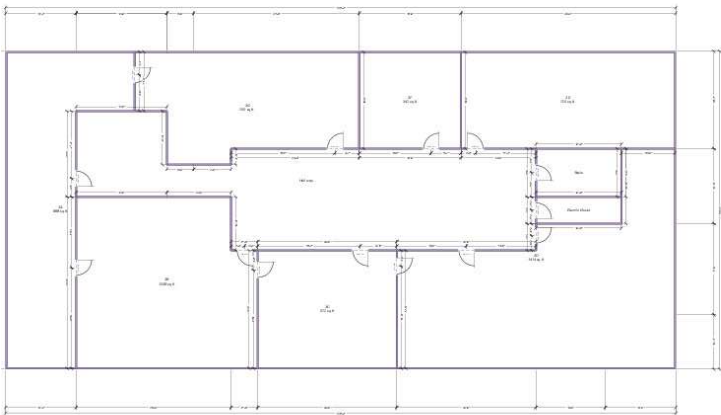
FLOOR PLANS

1st Floor



7000 W. North Ave., Chicago  
2nd floor layout

For more information contact:  
Ike B. Rind  
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847-577-9477  
ikeb@iunbrently.com



7000 W. North Ave., Chicago  
3rd floor Layout

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## RETAILER MAP



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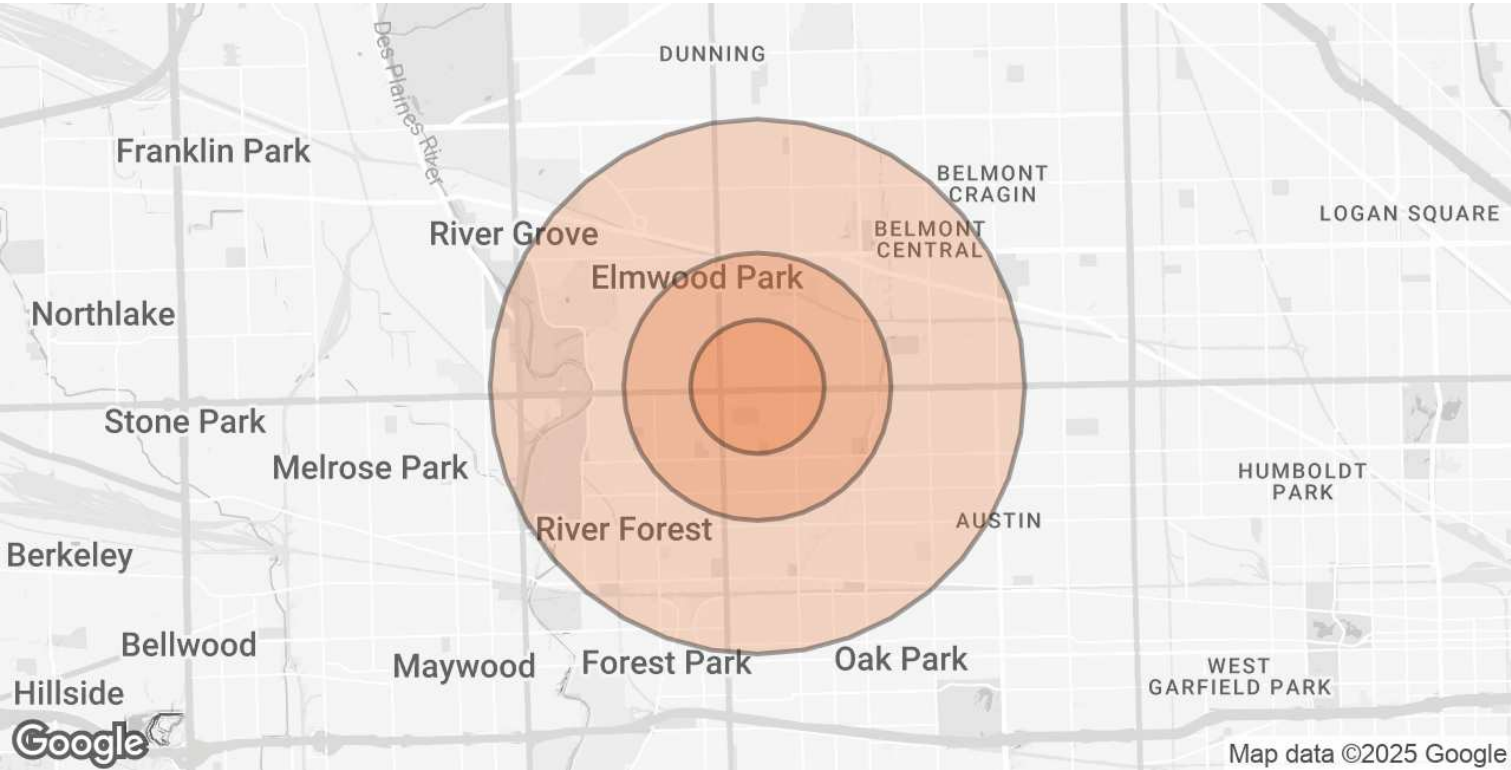
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2 MILES
TOTAL POPULATION	6,343	26,502	131,609
AVERAGE AGE	43	42	41
AVERAGE AGE (MALE)	41	41	40
AVERAGE AGE (FEMALE)	45	44	42

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
TOTAL HOUSEHOLDS	2,437	10,196	51,405
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$172,895	\$157,973	\$119,089
AVERAGE HOUSE VALUE	\$519,413	\$504,337	\$419,380

Demographics data derived from AlphaMap

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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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