

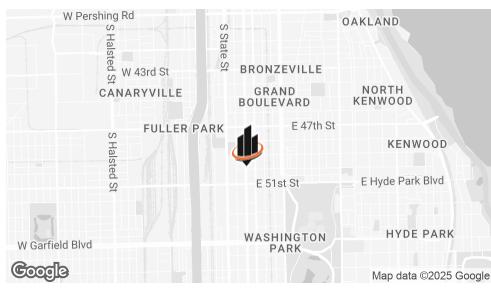
## PROPERTY SUMMARY



SALE PRICE:	\$3,550,000
BUILDING SIZE:	56,605 SF
PRICE PER SQUARE FEET:	\$62,71
LOT SIZE:	.74 Acres
ZONING:	RM-5
SUBMARKET	Bronzeville

#### JOE CONNELLY

O: 312.414.0428 joseph.connelly@svn.com



## PROPERTY DESCRIPTION

SVN is pleased to present 5001 S Michigan Avenue located in the desirable Bronzeville market of Chicago's South Side. The building was built in 1976 with the original use of a senior living facility. The property is now vacant and ready for repurpose such as (Senior Living, Medical Office or multifamily redevelopment. The property has been well maintained and in strong condition. Major Capital improvements consists of newer tuckpointing, newer roof, newer elevators, newer windows, and high quality interior finishes. Heat is provided by multiple Boiler Systems, forced air, and electric baseboards. The building has multiple electrical rooms, fire protection system, sprinkler system and newer water tanks. The building also includes a gated parking lot with 40 spaces.

#### PROPERTY HIGHLIGHTS

- Re-Purpose [Senior Living Original Use]: Multifamily Redevelopment (48-56 Units) or Medical Office
- Strong in-place Mechanicals
- Strong Location

## PROPERTY DESCRIPTION





# JOE CONNELLY O: 312.414.0428 joseph.connelly@svn.com

## **5001 S MICHIGAN AVE.**

• Building Size: 56,605 SQFT

• Year Built: 1976

 Building Levels: [LL, 1st FL, 2nd FL, 3rd FL, and 4th FL.] Floor Plans included

• Heating: Boilers / Electric Baseboard

• Air Conditioning: Forced Air / Window AC

• Electrical: Newer main services, switchgears and panels

• Plumbing: Copper

• Water Tanks: [3] 119 gal.

• Windows: Newer Vinyl

• Elevator: [2] Passenger - Modification (2023)

• Roof: Overall Strong Condition

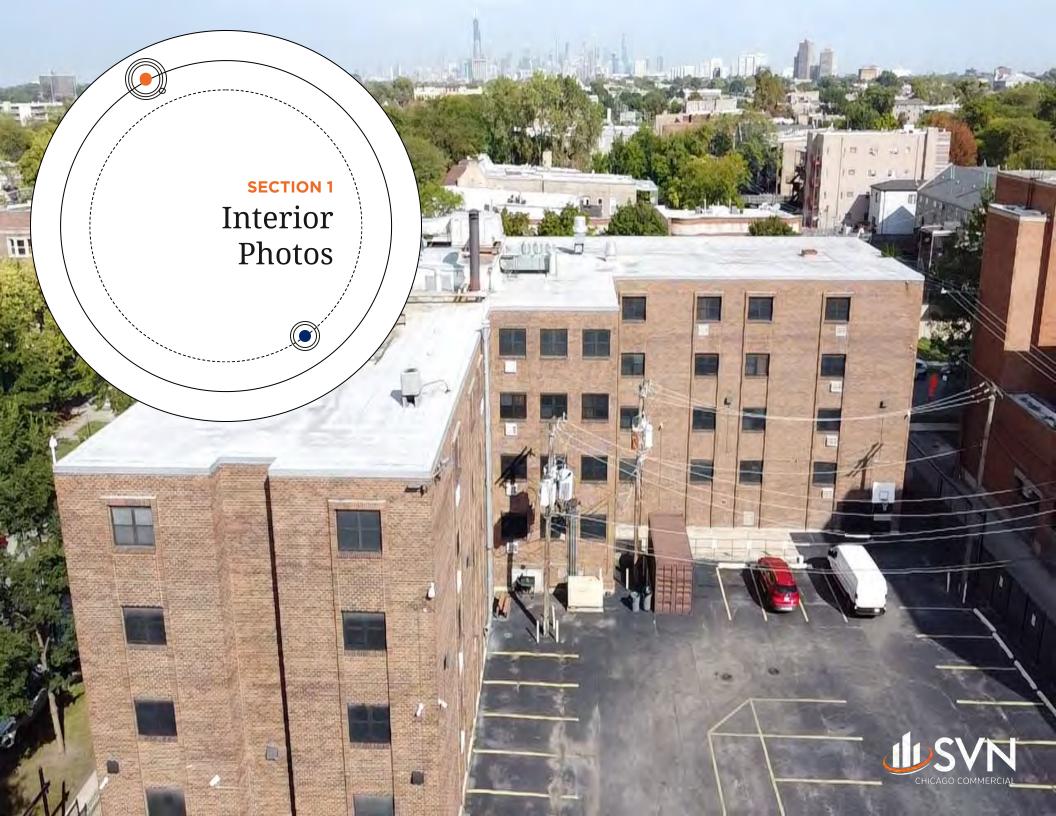
• Exterior: Masonry work as needed

 Parking Lot: 40 Parking Spaces (Newly paved with remote control gate access)

• Laundry Room: (3) Commercial Washers (3) Commercial dryers

• Other: Camera Security System, Intercom System

• Parcels #APN (20-10-120-001-000 through 20-10-120-008-0000)



# **INTERIOR PHOTOS (1)**









**JOE CONNELLY**O: 312.414.0428

joseph.connelly@svn.com

# **INTERIOR PHOTOS (2)**

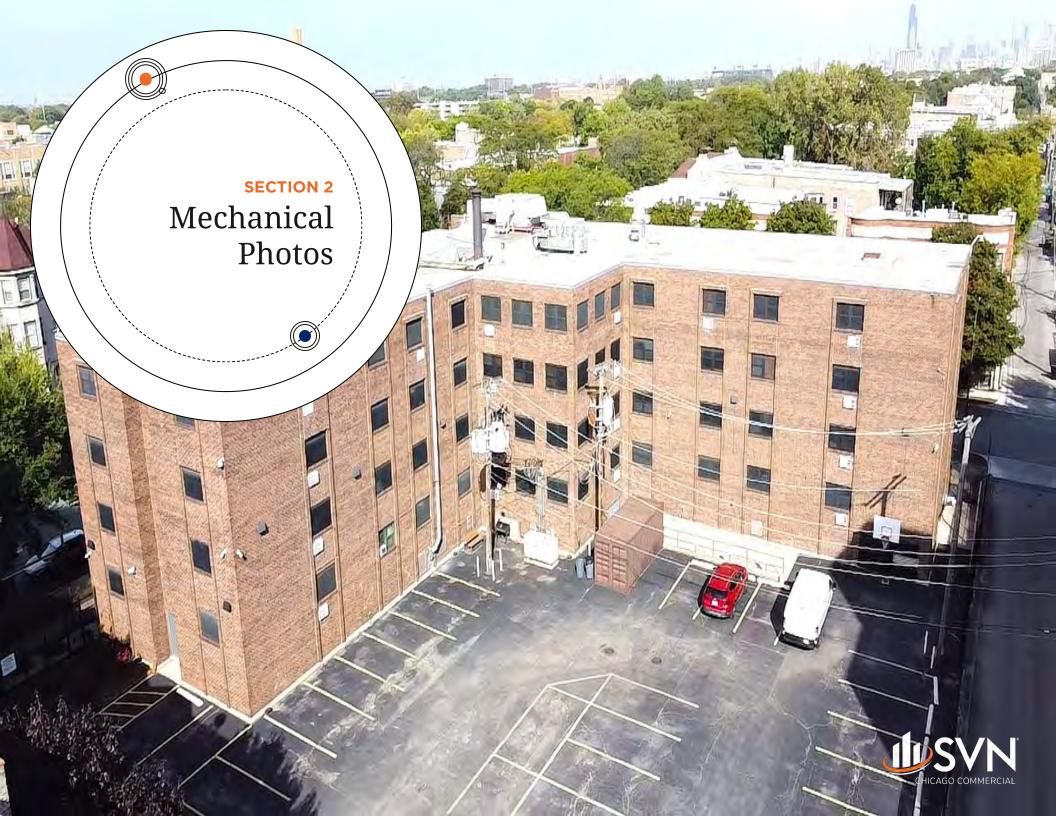








JOE CONNELLY
O: 312.414.0428
joseph.connelly@svn.com



# **ELECTRICAL PHOTOS**









JOE CONNELLY
O: 312.414.0428
joseph.connelly@svn.com

# HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) PHOTOS









JOE CONNELLY

O: 312.414.0428 joseph.connelly@svn.com

## FIRE PUMP & FIRE PROTECTION PHOTOS









JOE CONNELLY

O: 312.414.0428 joseph.connelly@svn.com

# LOW VOLTAGE PHOTOS







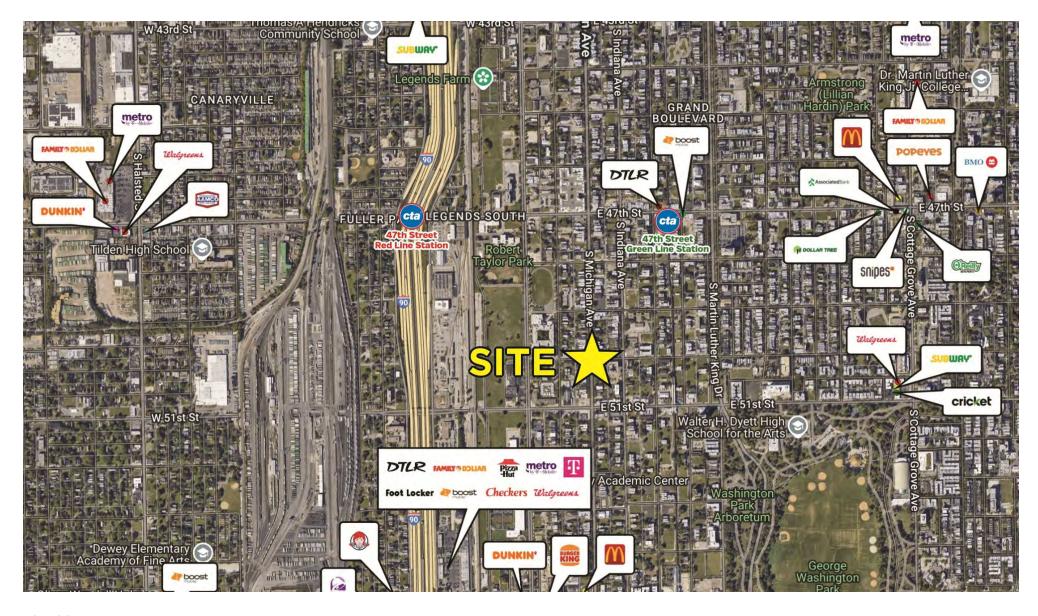


JOE CONNELLY
O: 312.414.0428
joseph.connelly@svn.com





## **RETAIL MAP**



#### JOE CONNELLY

O: 312.414.0428

joseph.connelly@svn.com

## **BIRD'S EYE AERIAL**



## JOE CONNELLY

O: 312.414.0428

joseph.connelly@svn.com



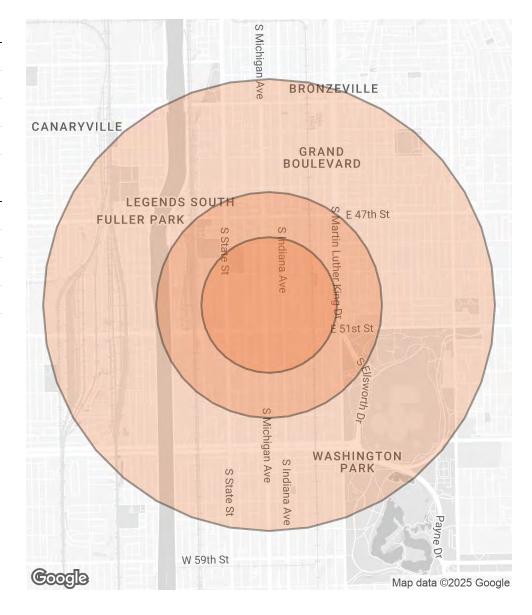
## **DEMOGRAPHICS MAP & REPORT**

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,570	7,491	28,546
AVERAGE AGE	37	38	38
AVERAGE AGE (MALE)	37	36	37
AVERAGE AGE (FEMALE)	38	39	40

TOTAL HOUSEHOLDS	1,172	3,434	12,747
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$62,178	\$59,537	\$62,891
AVERAGE HOUSE VALUE	\$348,077	\$334,929	\$349,618

HOUSEHOLDS & INCOME 0.3 MILES 0.5 MILES 1 MILE

Demographics data derived from AlphaMap



### JOE CONNELLY

O: 312.414.0428

joseph.connelly@svn.com

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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.

JOE CONNELLY

O: 312.414.0428 joseph.connelly@svn.com