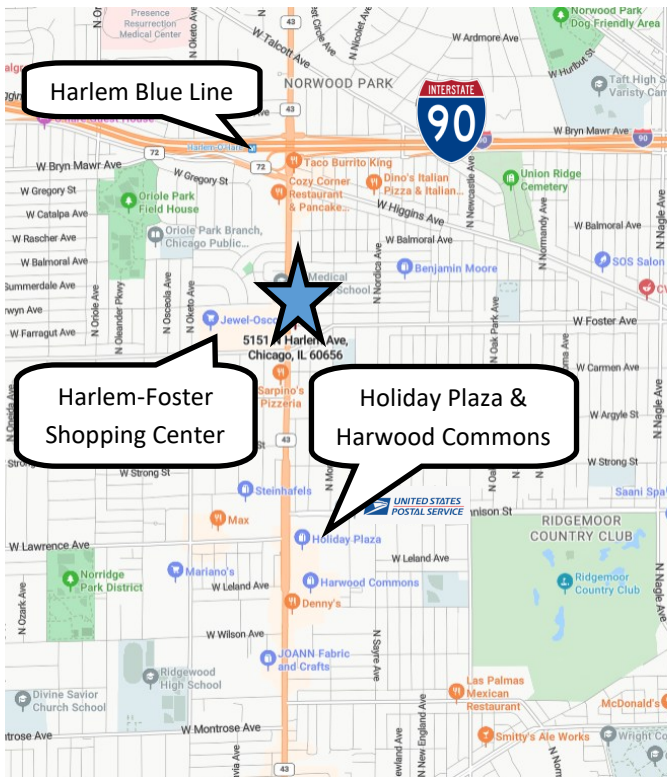


OWNER/USER OR VALUE-ADD INVESTMENT OPPORTUNITY 3-STORY BRICK OFFICE BUILDING WITH 20 PARKING SPACES FOR SALE



Highly visible 3-story brick office building with 20 parking spaces for sale in Big Oaks/Norwood Park. Ideally located next to Liberty Bank and across from Harlem-Foster Shopping Center. High traffic Harlem Avenue sees 29,200 vehicles per day. The versatile office plaza, with some vacancies, can accommodate a variety of tenants including office, tech, and medical. New roof in 2017. Great investment opportunity with upside potential. Convenient location close to eateries, USPS, supply stores, country club, expressway, CTA train, and O'Hare. *Listing agent must accompany at showings. Do not disturb tenants.*

Sale Price:	\$999,000 \$849,000
Building Size:	±12,596 SF
Lot Size:	±10,733 SF (0.25 acres)
Parking:	20 Spaces
Zoning:	B3-1
Taxes (2023):	\$49,583.15
PIN#s:	13-07-300-014-0000
Year Built:	1962



MJ WEINBERGER
847-334-2587
MJ@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
OFFICE PHONE: 773-736-3600

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REALTY, LTD.

5151 HARLEM AVE.
CHICAGO, IL 60656

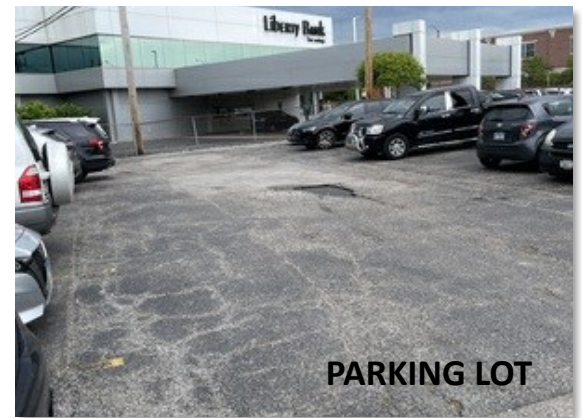
Local Retail & Amenities



Traffic Count: 29,200 Vehicles per Day along Harlem Ave.

Transportation Options:

- Close to I-90, only a 3-minute drive away.
- Harlem Blue Line train is an 11-minute walk away.
- O'Hare is nearby, only an 11-minute drive away.



PARKING LOT

Nearby Businesses:



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PRO-FORMA INCOME STATEMENT

MONTHLY RENT	\$17,319.50
YEARLY GROSS	\$207,834.00
10% VACANCY	(\$20,783.40)

TOTAL GROSS INCOME LESS VACANCY	\$187,050.60
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EXPENSES

MANAGEMENT	\$5,611.52
INSURANCE	\$6,000.00
JANITORIAL AND MAINTENANCE	\$7,000.00
SNOW/LANDSCAPING	\$2,500.00
REPAIRS	\$2,500.00
SCAVENGER	\$3,900.00
UTILITIES	\$15,000.00
TAXES	\$49,583.00

TOTAL EXPENSES	\$92,094.67
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NET OPERATING	\$94,955.93
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CAP RATE	9.5%
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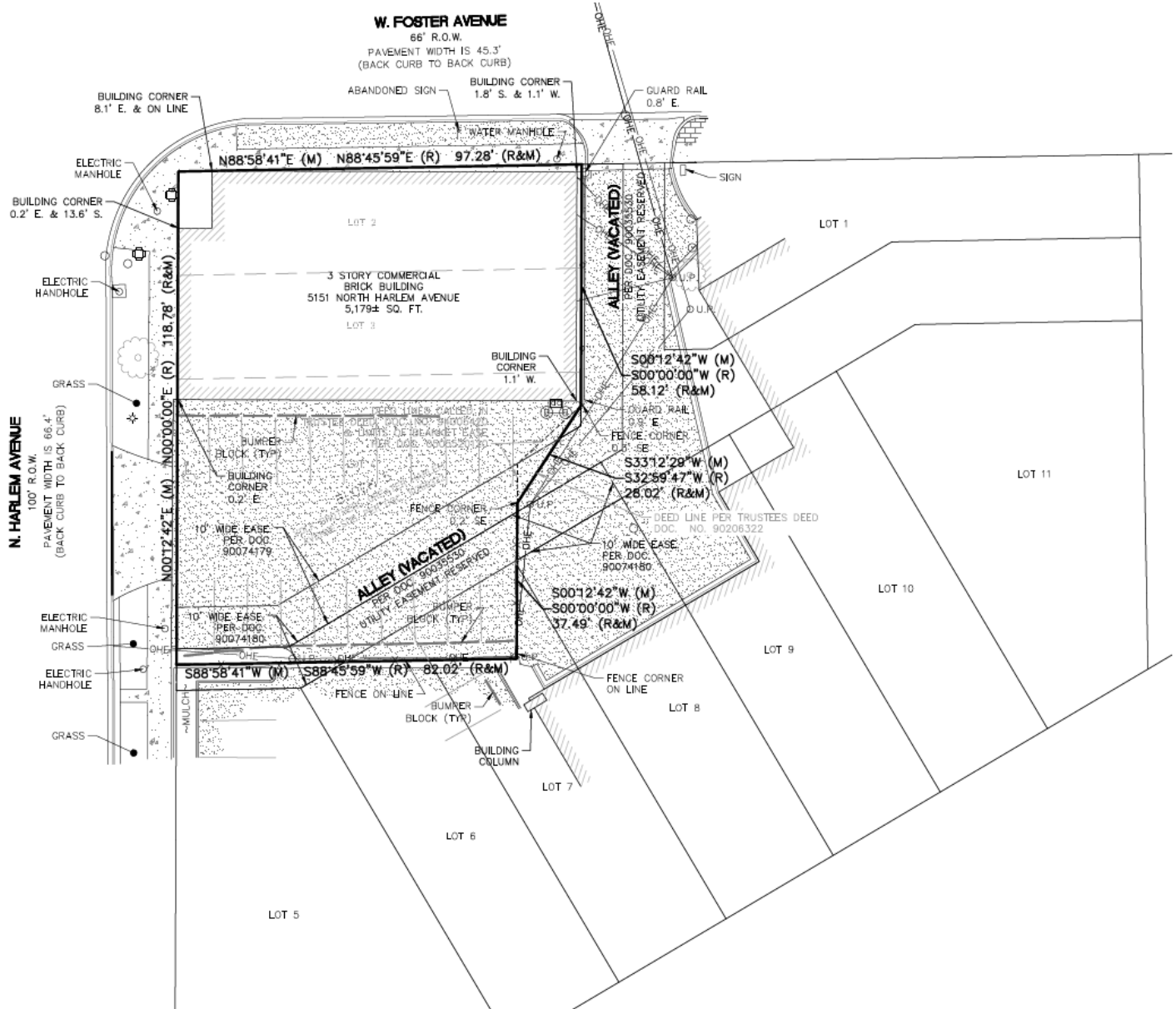
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SURVEY



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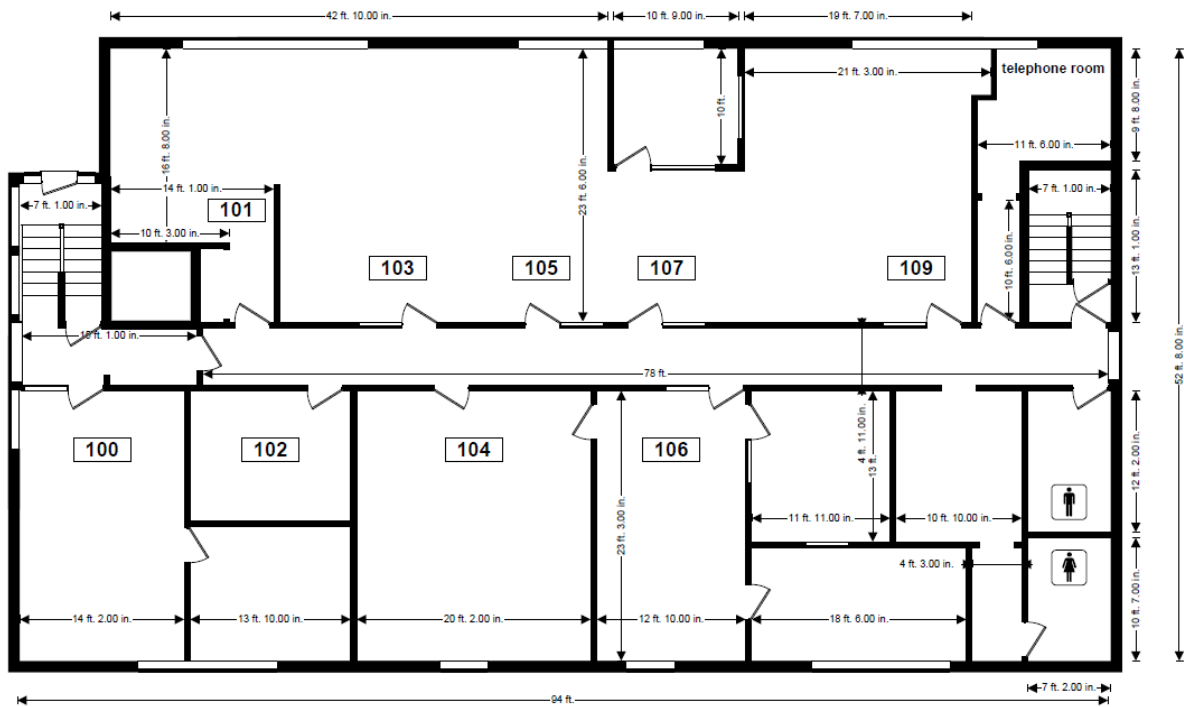
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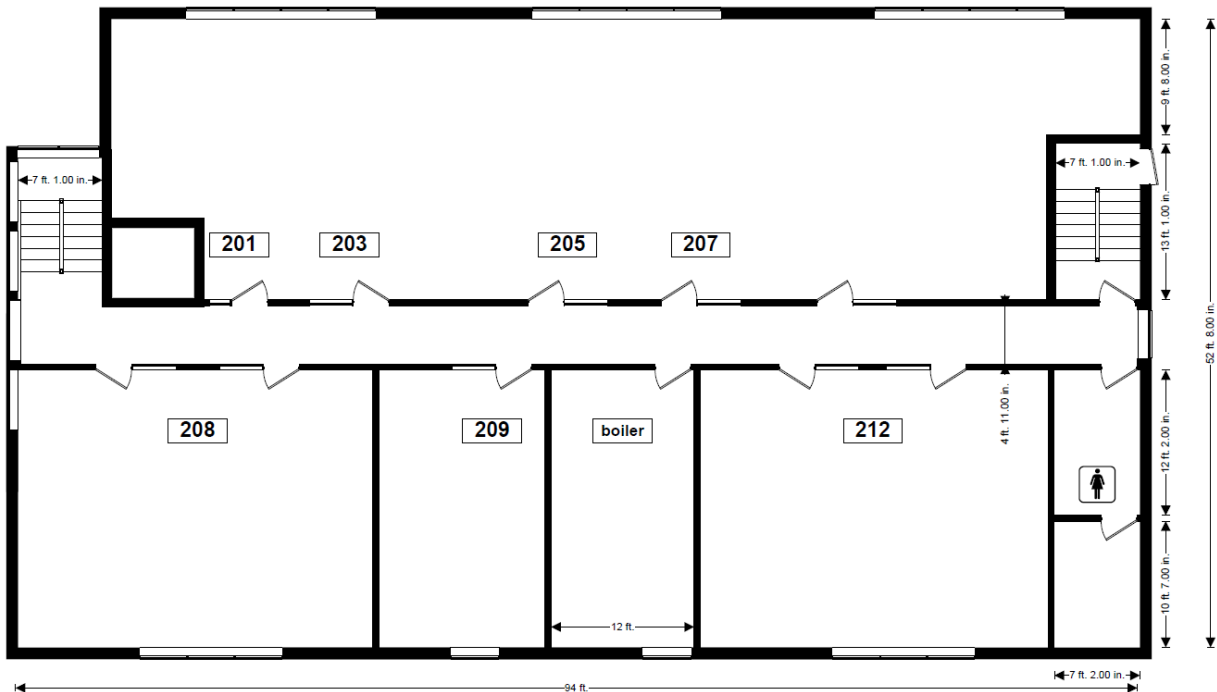
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1ST FLOOR



2ND FLOOR



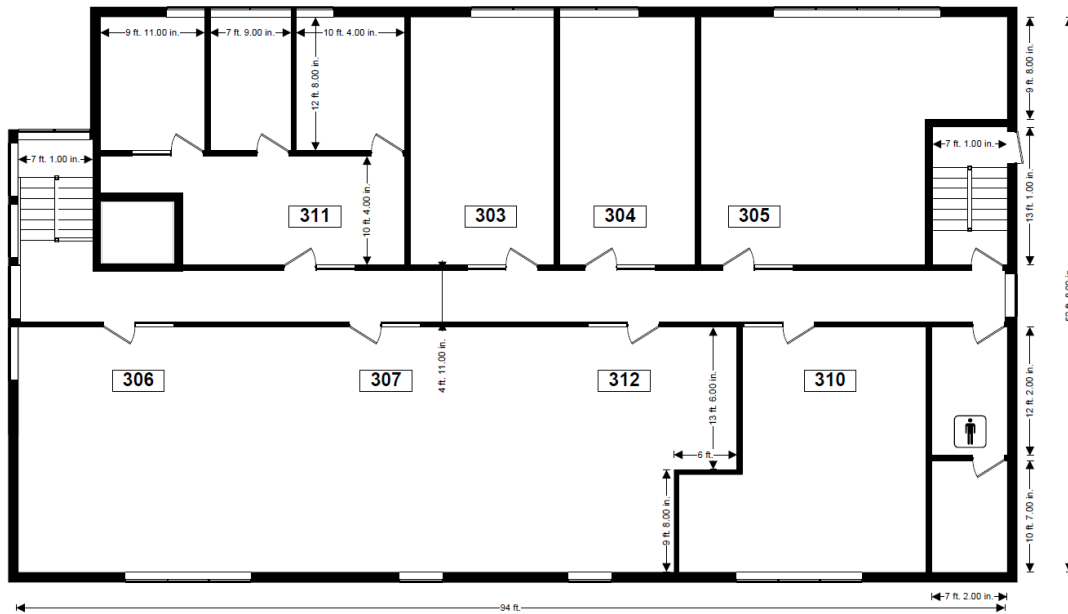
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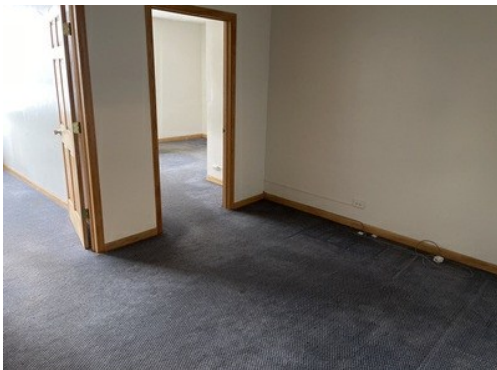
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3RD FLOOR



SAMPLE INTERIOR PHOTOS



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