



4 YOUR REALTY  
OFFICE SPACE FOR LEASE  
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FOR LEASE  
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Karen Kulczykcki  
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Olivia Wirth  
SVN

6955  
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**SALE**

## 2-Story Oak Park Office Available

**6955 W. NORTH AVENUE**

Oak Park, IL 60302

**PRESENTED BY:**

**KAREN KULCZYCKI, CCIM**

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**OLIVIA WIRTH**

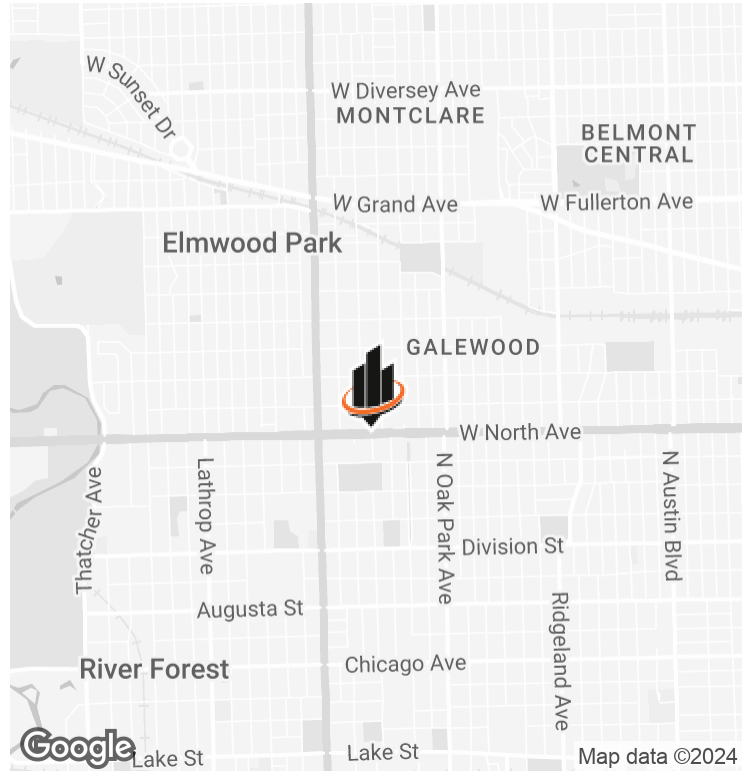
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$575,000
<b>PRICE PER SF:</b>	\$85.82
<b>NUMBER OF UNITS:</b>	12
<b>LOT SIZE:</b>	0.14 Acres
<b>BUILDING SIZE:</b>	6,700 SF
<b>SUBMARKET:</b>	Near West
<b>APN:</b>	16-06-103-003-0000 16-06-103-037-0000

## PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 6955 West North Avenue, a ±6,700 SF 2-story office building with garden level in Oak Park, Illinois. 12-Units, rear parking, and 45% occupancy. Various small suites available. Frontage on North Ave (33,500 VPD) just east of Harlem Avenue. With nearby access to I-290, I-294, the CTA Green Line and multiple bus routes, the property enjoys seamless connections to the broader Chicago metropolitan area.

## PROPERTY HIGHLIGHTS

- ±6,700 SF 2-story Office with Garden Level
- 12 Units | Open Concepts | 45% Occupied
- Rear Parking | Frontage on North Avenue
- Nearby access to CTA Green Line, bus routes, I-290, and I-294

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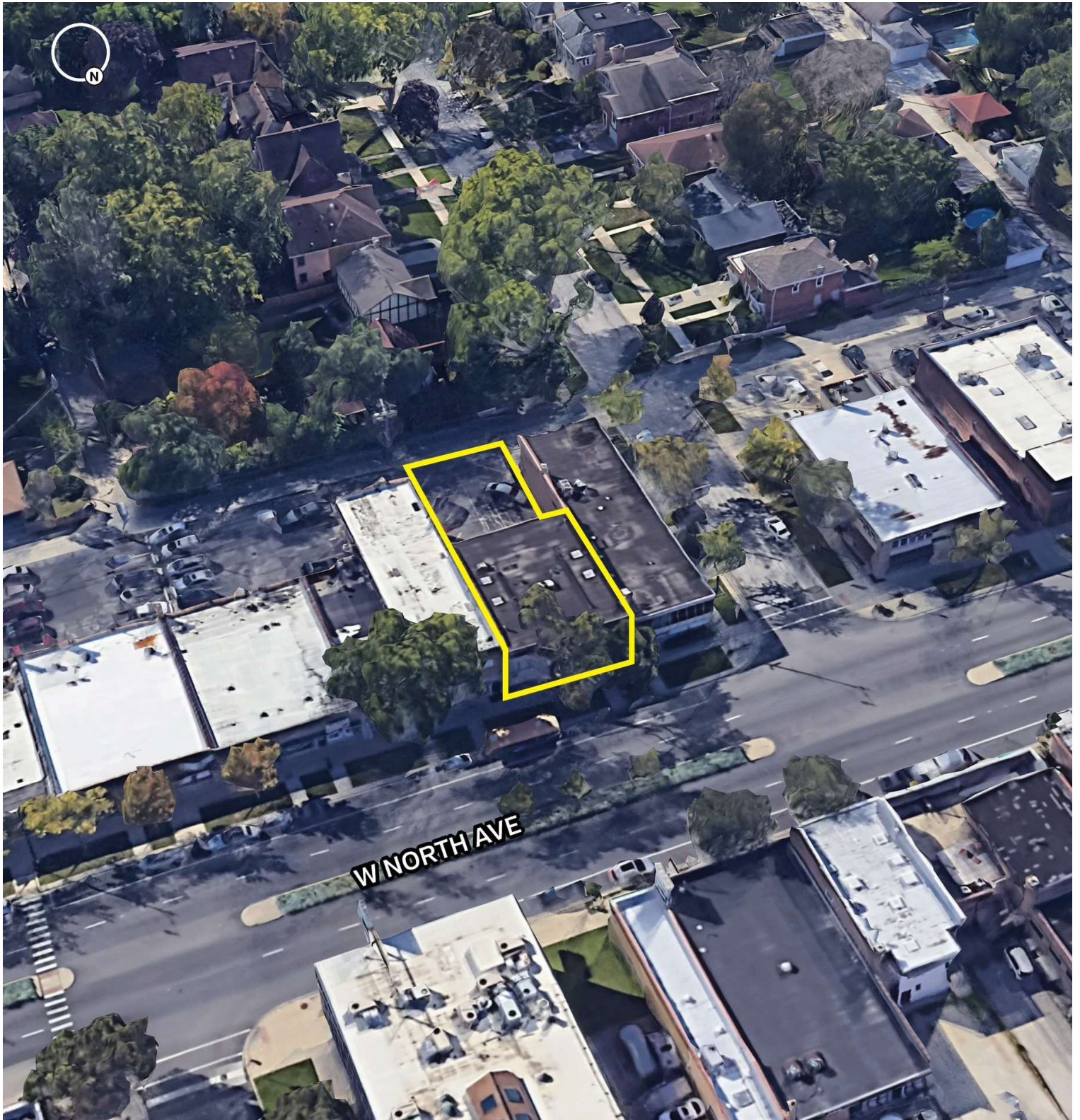
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# AERIAL PHOTO



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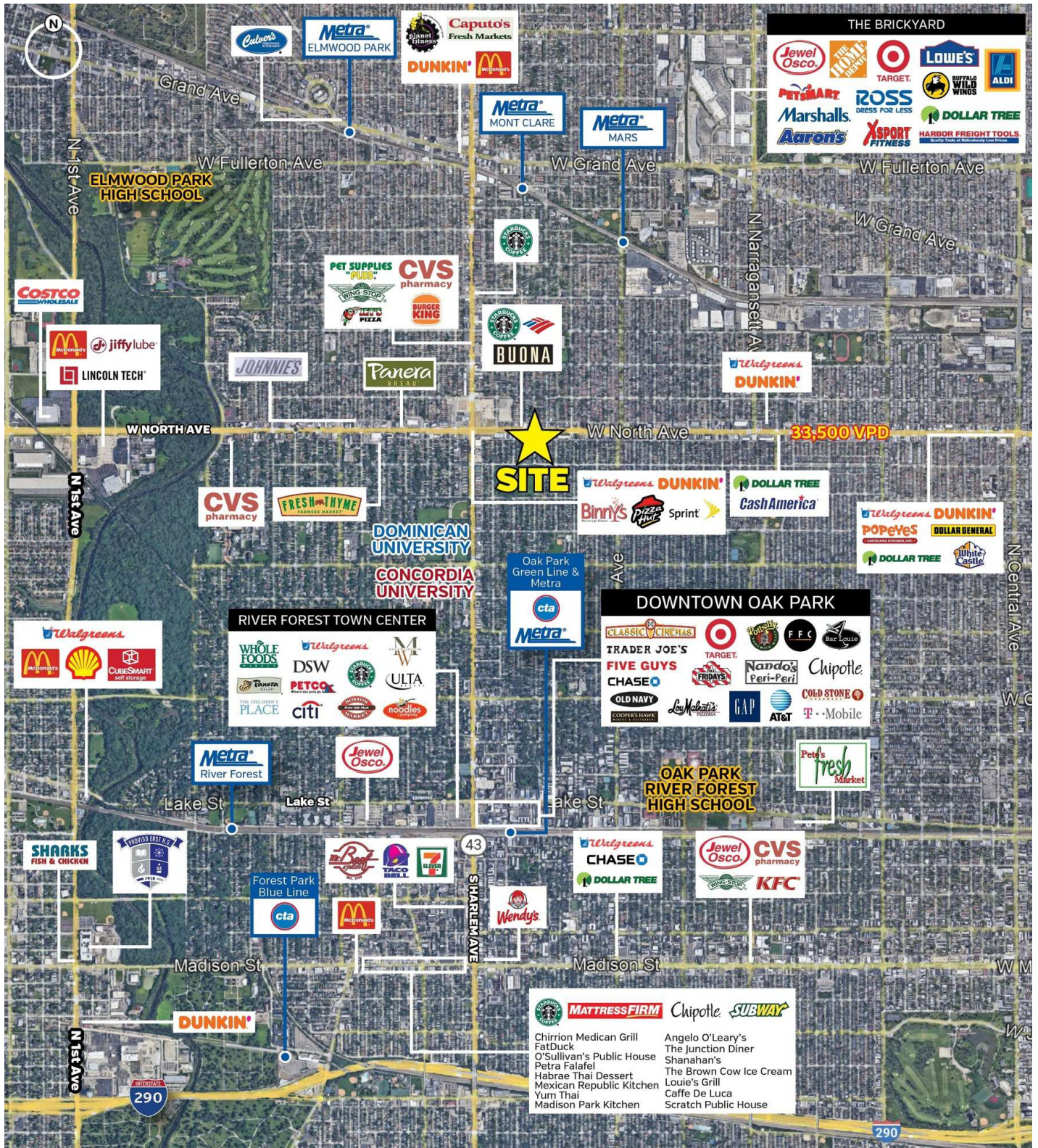
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# AREA RETAIL

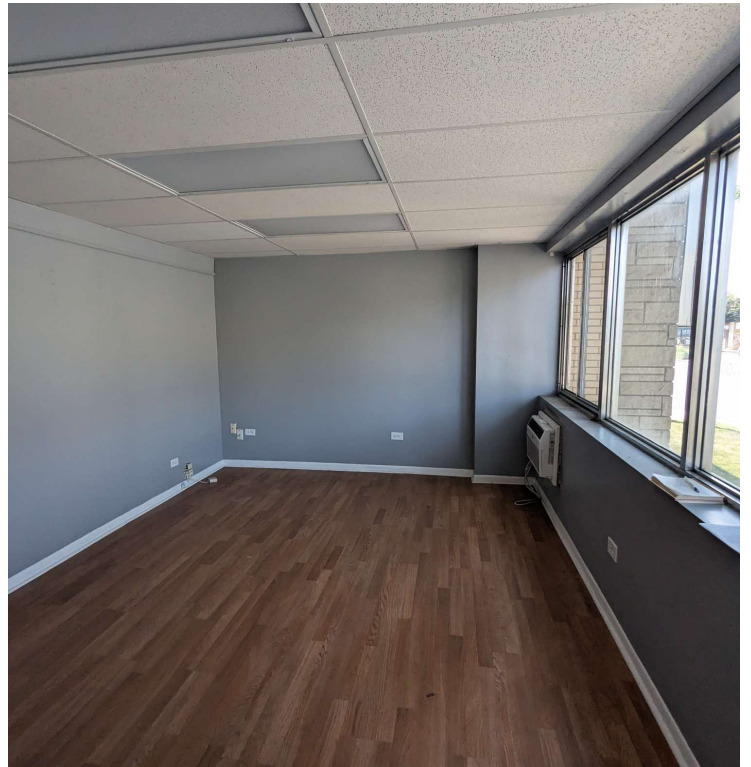


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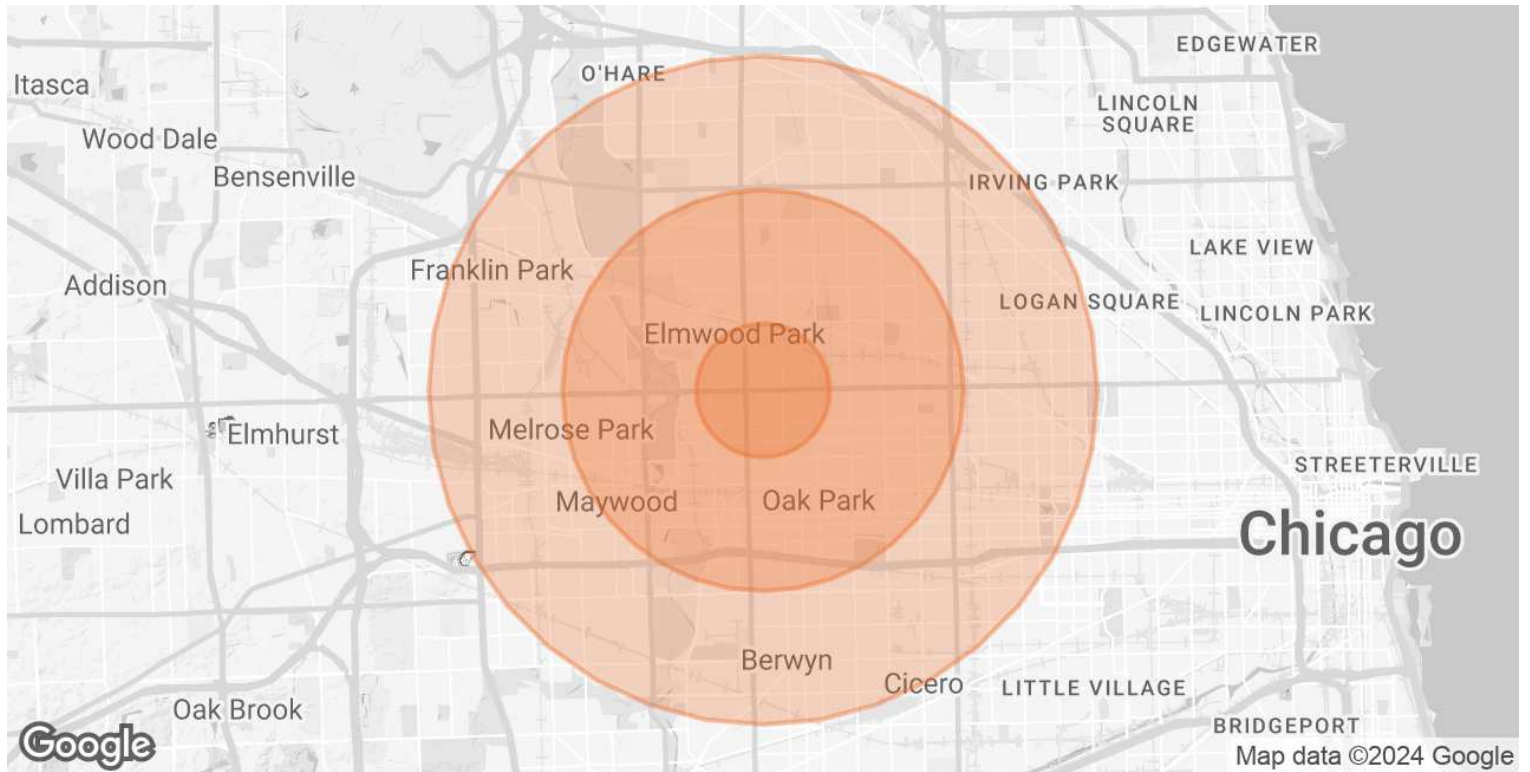
## ADDITIONAL PHOTOS



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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	25,884	311,562	833,901
<b>AVERAGE AGE</b>	42	40	39
<b>AVERAGE AGE (MALE)</b>	41	39	38
<b>AVERAGE AGE (FEMALE)</b>	43	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	9,875	116,204	306,339
<b># OF PERSONS PER HH</b>	2.6	2.7	2.7
<b>AVERAGE HH INCOME</b>	\$162,332	\$103,536	\$96,818
<b>AVERAGE HOUSE VALUE</b>	\$519,483	\$381,911	\$368,438

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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