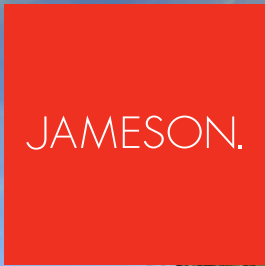


PRIME OWNER/USER INVESTMENT OPPORTUNITY IN NILES, IL

NILES PROFESSIONAL BUILDING



OFFERING
MEMORANDUM



6954 W. TOUHY AVENUE
NILES, IL

STEVEN GOLDSTEIN

SENIOR VICE PRESIDENT
steve@chicagobroker.com
312.840.9002

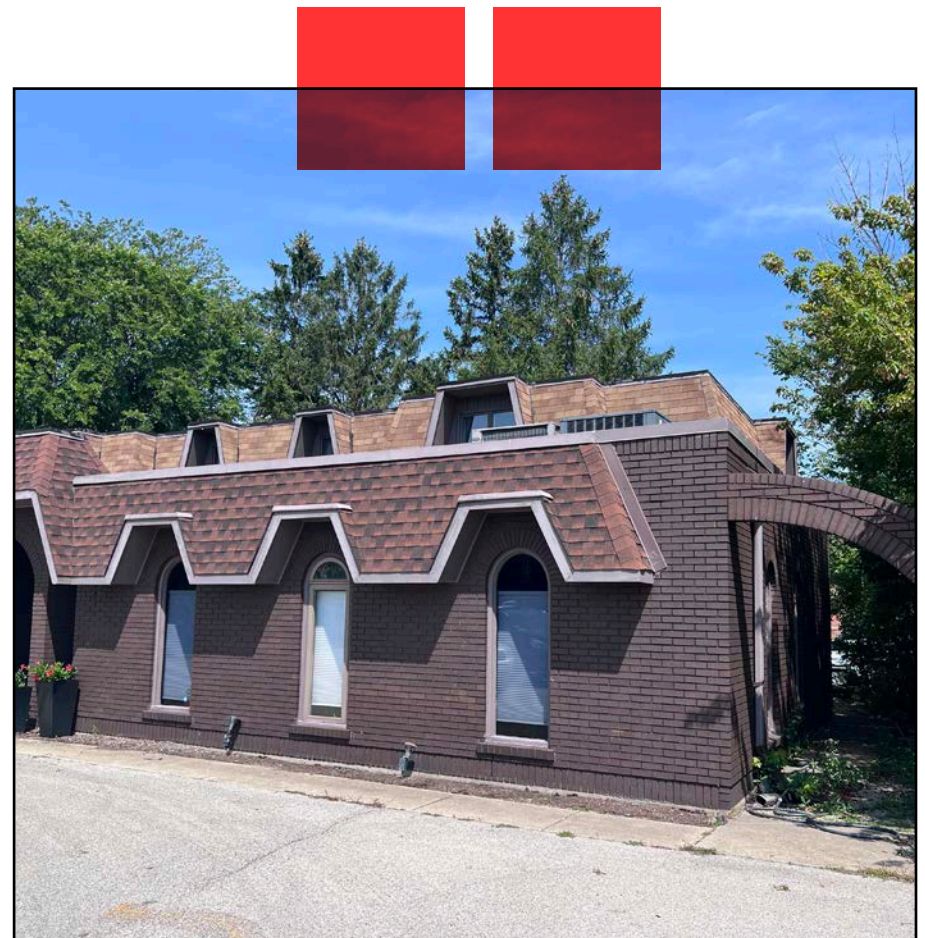


PROPERTY
INFORMATION

EXECUTIVE SUMMARY

Jameson Commercial is pleased to present the 6954 Touhy Building. This 5740 SF multi tenant office building, built in 1979, features 10 units, offering a versatile space for diverse tenants. With its well-maintained interior and exterior, the property presents a solid foundation for immediate leasing potential. The strategic location provides convenient access to major transportation routes, ensuring seamless connectivity for tenants and clients. Ample parking and a professional, polished facade further enhance the property's appeal as a desirable office space. From its successful track record to its potential for future growth, this property stands as a lucrative prospect for office building investors seeking a solid asset in the thriving Niles area.

SALES PRICE:	\$699,000
PROPERTY SIZE:	5,740 SF
GROSS POTENTIAL INCOME:	\$102,300
PROJECTED RE TAX & CAM:	\$35,899
NET OPERATING INCOME (UPON STABILIZATION): ...	\$62,426
CAP RATE:	9%



PROPERTY HIGHLIGHTS

PROPERTY GLA: 5,740 SF YEAR BUILT: 1980
STORIES: 2 SIGNAGE: Yes
TYPICAL FLOOR: 3,000 SF PARKING: Dedicated & Street Available
PARCEL #: 10-30-317-019-0000 OCCUPANCY: 1,300 SF Available Space
ZONING: C NOI (STABILIZED): \$62,426
LAND SF: 12,035 SF AMENITIES: 24-HOUR ACCESS, HARDWOOD FLOORS, AIR CONDITIONING,
CENTRAL HEATING, MANAGEMENT ON-SITE



6954 W. TOUHY AVENUE, NILES





LOCATION
INFORMATION

LOCATION OVERVIEW

ZIP: 60714

SUB-MARKET: NEAR NORTH

SUB-MARKET CLUSTER: NORTH

LOCATION TYPE: SUBURBAN

MARKET: CHICAGO

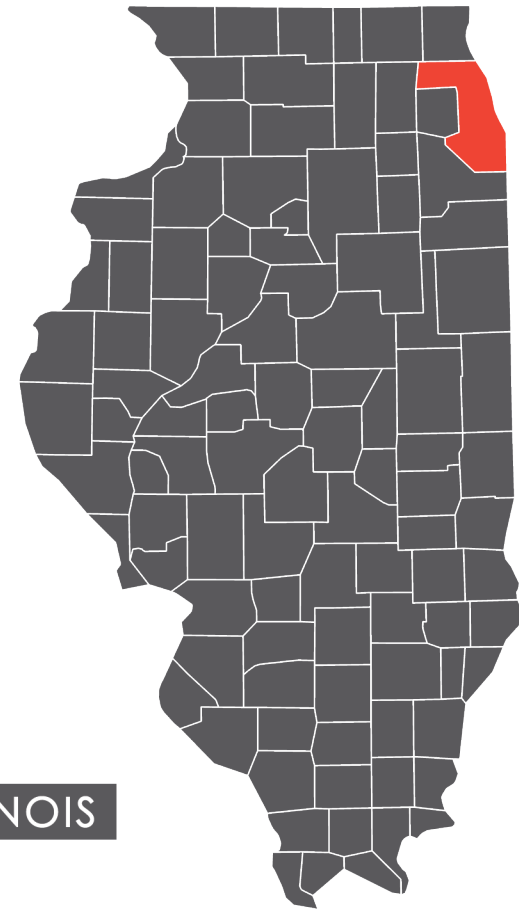
COUNTY: COOK

STATE: ILLINOIS

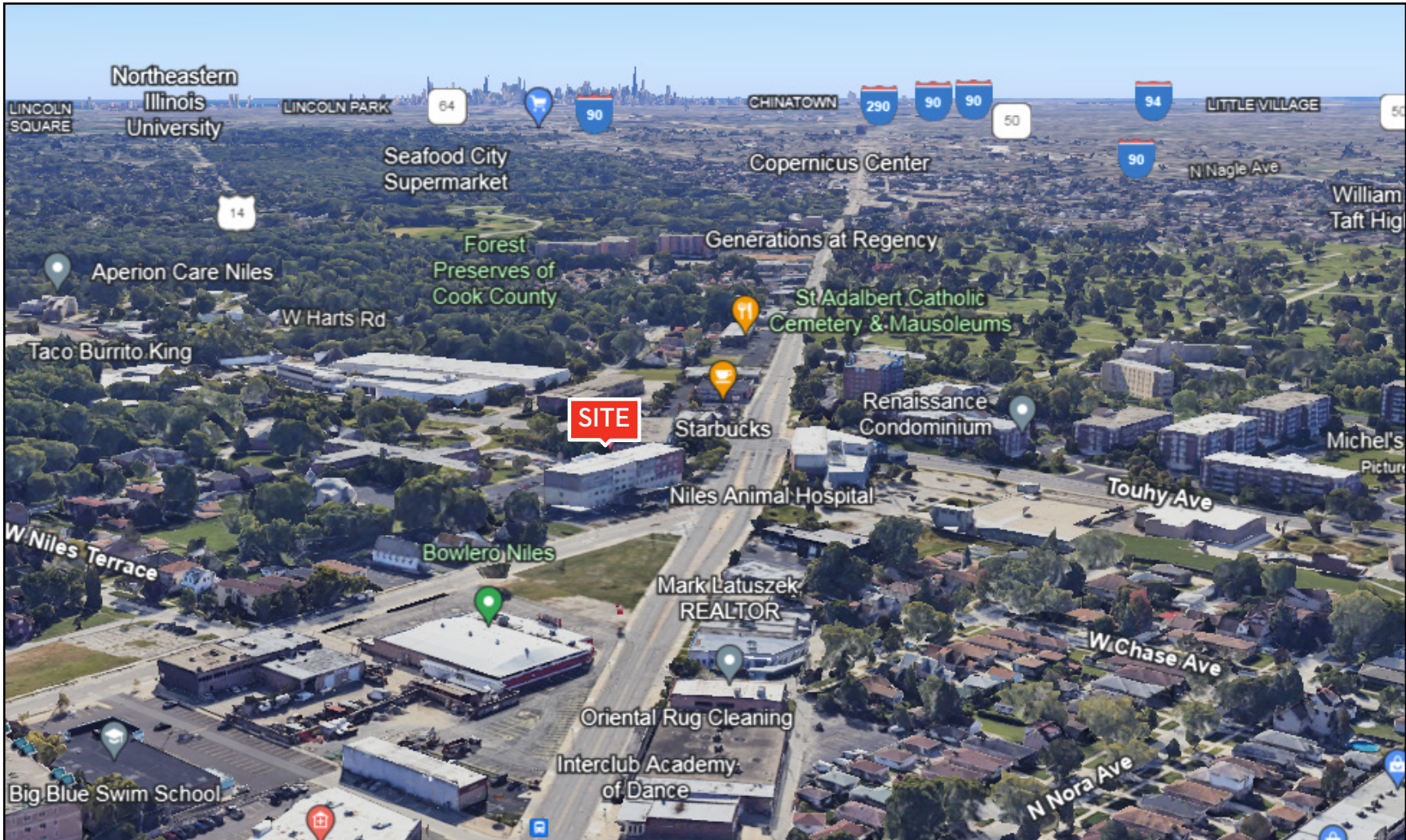
CBSA: CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI

DMA: CHICAGO, IL-IN

COUNTRY: UNITED STATES



REGIONAL MAP



AERIAL MAP



TRANSPORTATION HIGHLIGHTS

COMMUTER RAIL

Edison Park Station Commuter Rail
(Union Pacific Northwest Line)

DRIVE

5 min

DISTANCE

2.1 mi

Norwood Park Station Commuter Rail
(Union Pacific Northwest Line)

4 min

2.1 mi

AIRPORT

Chicago O'Hare International Airport

DRIVE

14 min

DISTANCE

7.6 mi

Chicago Midway International Airport

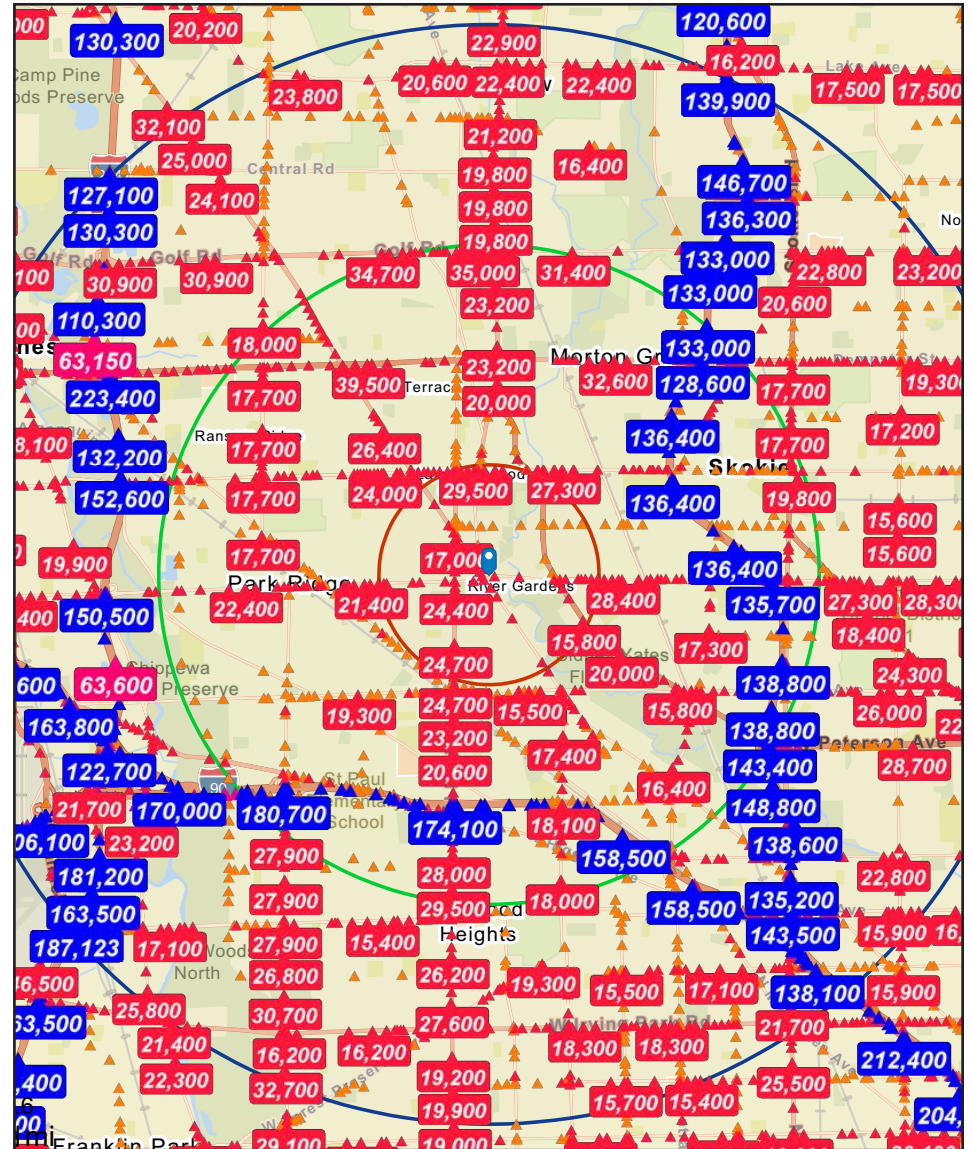
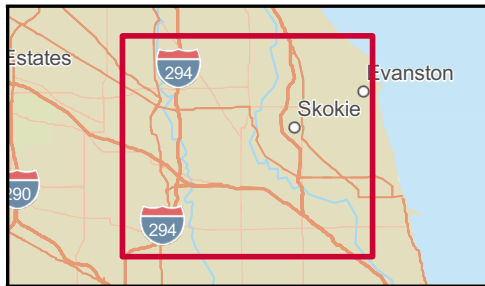
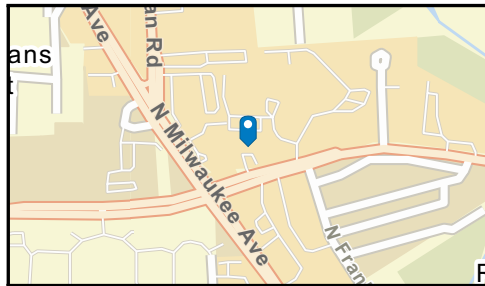
32 min

17.3 mi

TRAFFIC COUNT MAP

AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day





MARKET
INFORMATION

MARKET OVERVIEW

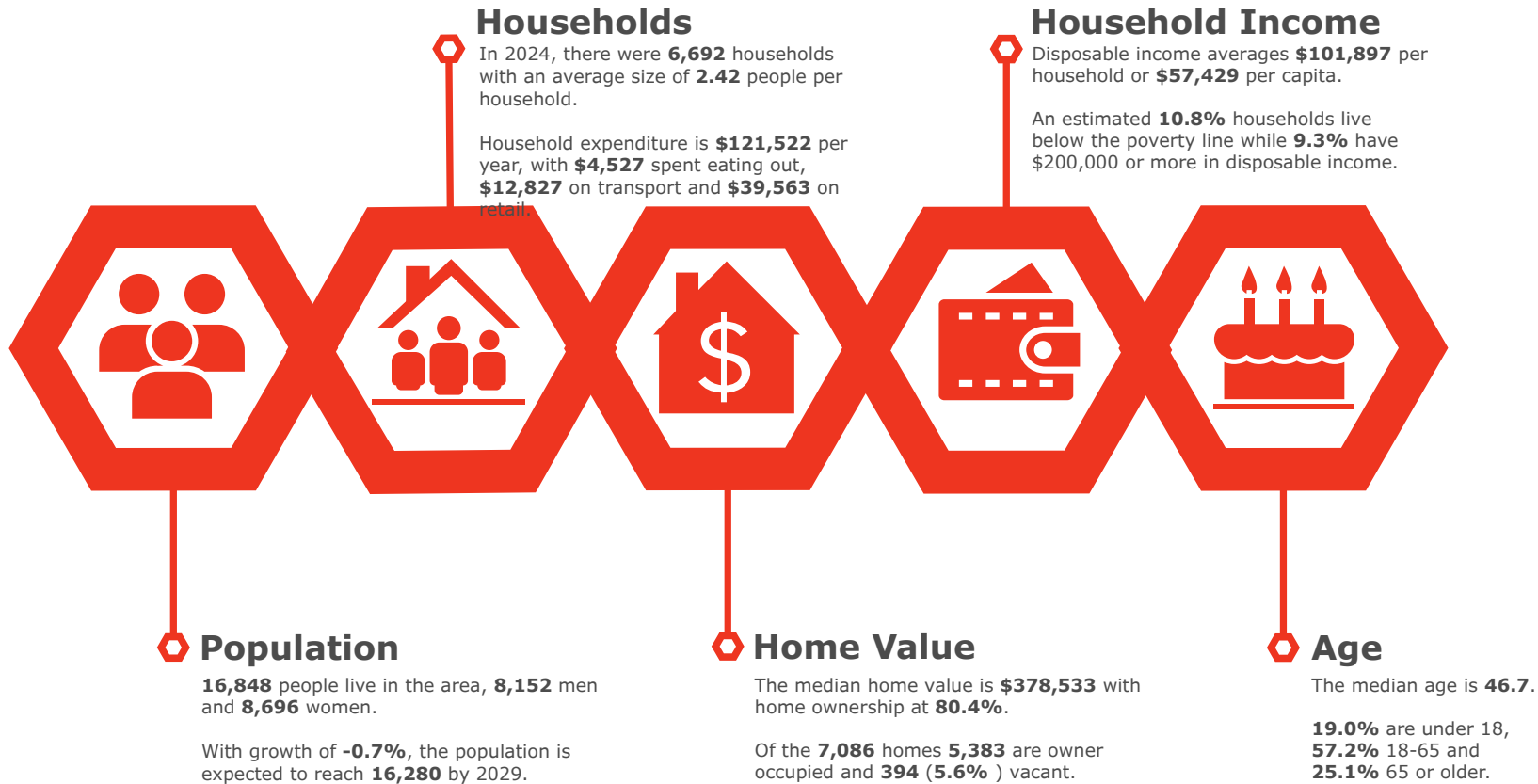
NILES, IL

Niles, Illinois, is a vibrant and welcoming community known for its rich history and strong sense of neighborhood spirit. The village offers a blend of suburban tranquility and urban accessibility, making it an ideal location for both families and businesses. Niles features a variety of amenities, including parks, shopping centers, and a comprehensive range of village services that cater to residents' needs. The community actively engages in events and activities, fostering a close-knit atmosphere where residents can thrive.

For more details, visit the Village of Niles website: vniles.com



DEMOGRAPHIC INSIGHTS



Source: Esri, ACS, Esri-U.S. BLS. Esri forecasts for 2024, 2018-2022, 2029.



ADDITIONAL
INFORMATION

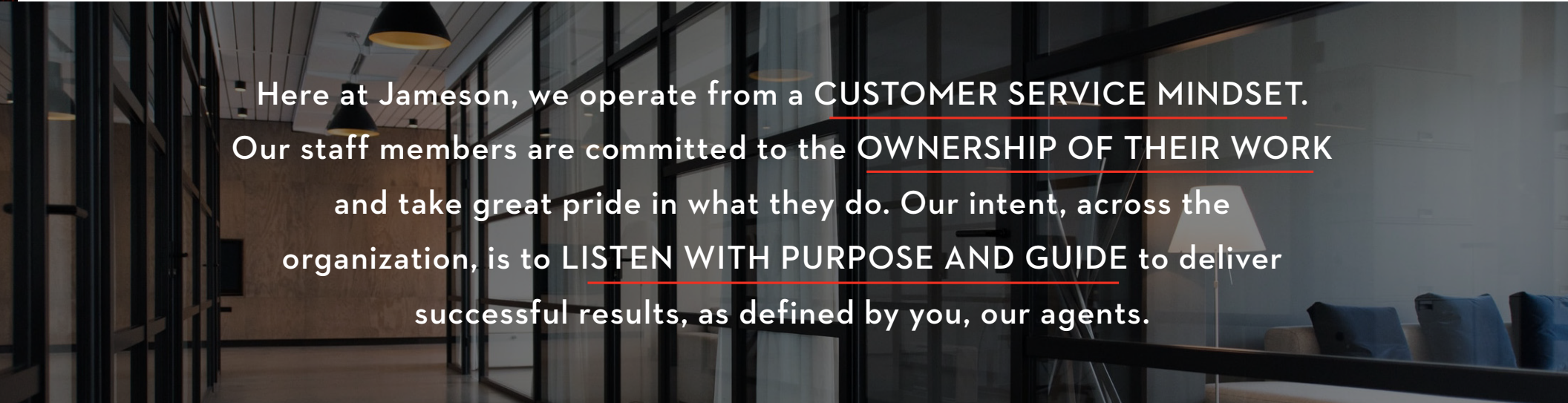
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

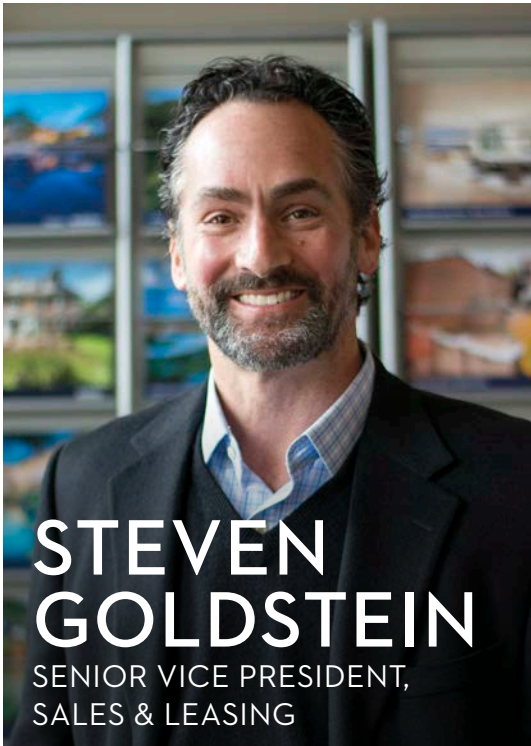
Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.
Our staff members are committed to the OWNERSHIP OF THEIR WORK
and take great pride in what they do. Our intent, across the
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver
successful results, as defined by you, our agents.

ABOUT YOUR BROKER



STEVE@CHICAGOBROKER.COM
312.840.9002

■ ABOUT STEVEN

Steven Goldstein is a lifelong Chicago area resident that has specialized in commercial real estate brokerage and development in Chicago since 1990.

AREAS OF SPECIALIZATION

- Tenant Representation
- Landlord Representation
- Developer Representation
- Investment Property Sales
- Subleasing Services
- Commercial Development Consulting

Visit ChicagoBroker.com for more information on Steve and his experience and services.



JAMESON.

JAMESON COMMERCIAL REAL ESTATE

425 W. NORTH AVENUE | CHICAGO, IL

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