

2945 W Harrison St, Chicago, IL

\$1,400,000



**ACTV**

**Commercial Zoning**

**C1-2 Actual Zoning**

**11900 Approx. SqFt**

**Built 1927**

**Office/Tech**

MLS #

**12169611**

Township

Ownership

**Limited Liability Corp**

Subtype

**Loft Building, Office, Other, Technical/Research & Development**

# Stories

**2**

# Units

**3**

# Tenants

**1**

Min Rent SqFt

**6242**

Unit SqFt

**9324**

Units

**Square Feet**

Orig. List Price

**\$1,400,000**

Orig. Rental Price

**\$22**

List Date

**01/11/2025**

Listing Market Time

**14**

Total Market Time

**14**

Lease SqFt Yearly

**9324**

Monthly Rent Price

**\$4,950**

Total Taxes

**\$41,132 - 2023**

Max Rent SqFt

**9324**

List Price Per SF  
\$150.15

Sold Price Per SF  
\$0  
**Commercial Mixed-Use Investment Property with Multiple Income Stream Potential** Don't miss this rare opportunity to acquire a fully renovated commercial mixed-use space, with active rental income, and additional leasable space currently available. The property has undergone extensive interior and exterior updates in the last 5 years, and stands alone its' class on the market. Key Features: Fully Rehabbed Warehouse: Updated and ready for business, ensuring minimal maintenance costs. Existing Tenant: One lessee currently occupying 1 of 3 rentable spaces, providing immediate rental income. Additional Leasable Space: With extra square footage still available for lease, you have ample opportunity to cash flow by securing additional tenants. This property is a unique investment for businesses and investors alike to capitalize on multiple income streams in a prime location. Whether you're an experienced investor or looking for your first commercial property, this is an excellent chance to secure a profitable asset.

General

Area  
8027  
City, State, Zip  
Chicago, IL 60612

County  
Cook

Township  
Zoning Type  
Commercial

Actual Zoning  
C1-2

Approx Year Built  
1927

Built Before 1978 (Y/N)  
Yes

Lease Type  
Net

Estimated Cam/Sf  
\$3

Estimated Tax/Sf  
\$4.55

Gross Rentable Area

Directions  
South of I-290,East Sacramento Blvd, North Flournoy St, West Francisco Ave

Relist (Y/N)

Net Rentable Area

Investment (Y/N)  
Yes

User (Y/N)

Approximate Age  
Older

Ownership Type  
Limited Liability Corp

Frontage/Access  
City Street

Current Use  
Commercial, Garage, Office/General, Office, Other, Warehouse

Potential Use  
Commercial, Conditional Use, Industrial/Mfg, Office and Research, Office/Retail

Known Encumbrances

Client Needs

Client Will  
Lease Back, Other Rental Incentive

Geographic Locale  
Chicago West

Location  
TIF Zone, In City Limits, High Traffic Area

PIN  
16133020030000

Multiple Pin Numbers  
No

Exterior Features

Lot Dimensions  
9875

Acreage

Lot Sq Ft  
**9875**

Approx Total Bldg Sq Ft  
**11900**

# Of Stories  
**2**

# Of Drive In Doors  
**2**

# Of TL Docks  
**0**

Construction  
**Brick, Concrete**

Exterior Building Type  
**Brick**

Foundation  
**Concrete**

Roof Structure  
**Flat**

Roof Coverings  
**Rubber**

Docks

Misc Outside

# Of Parking Spaces

Indoor Parking  
**6-12 Spaces**

Outdoor Parking  
**1-5 Spaces**

Parking Ratio

### **Interior Info**

# Of Units  
**3**

# Of Tenants  
**1**

Extra Storage Spaces Available (Y/N)  
**Yes**

Misc Inside  
**Air Conditioning, Computer Floor, Heavy Floor Load, Janitorial Service, Multi-Tenant, Overhead Door/s, Private Restroom/s**

Floor Finish  
**Concrete, Tile**

### **Utilities/Green**

Air Conditioning  
**Central Air, Central Individual**

Electrical Service  
**201-600 Amps**

Heat/Ventilation  
**Central Heat/Indiv Controls**

Fire Protection  
**Alarm Monitored, Alarm On Site, Fire Extinguisher/s, Smoke or Fire Protectors**

Water Drainage  
**Floor Drains, Storm Sewers**

Utilities To Site  
**Water-Municipal, Sewer-Public**

Tenant Pays  
**Air Conditioning, Electric, Heat**

HERS Index Score

Green Supporting Documents

Energy/Green Building Rating Source

Green Features

Gas Supplier  
**Other**

Electric Supplier  
**Commonwealth Edison**

### **Financial**

Gross Rental Income \$  
**\$249,235**

Total Monthly Income  
**\$20,769**

Total Annual Income  
**\$55,040**

Net Oper Income \$  
**\$39,301 - 2024**

Cap Rate  
**7.1**

Taxes  
**\$41,132 - 2023**

Total Annual Exp  
**\$15,738 - 2024 - Combination**

Expense Source  
**Combination**

Loss Factor

### **Listing Info**

Property Offered  
**For Sale or Lease**

Original List Price  
**\$1,400,000**

Original Rent Price  
**\$22**

List Price  
**\$1,400,000**

Rental Price (\$ per SF/Year)  
**\$22**

List Date  
**01/11/2025**

List Date Rcvd  
**01/11/2025**

List Mkt Time  
**14**

Closed Date

Rented Date

Contract Date

Off Market Date

Contingency

Financing

Concessions

Sales Terms

Possession  
**Closing**

Broker Owned/Interested  
**No**

**Broker Private Remarks:** -Current owner Interested in leasing back warehouse space, providing flexibility for future tenants. - Active lease Office/lab space with an existing tenant in good standing since 2020, ensuring a stable income stream. -Additional 2,700+ sq. ft. of mixed-use space available for rent upstairs, offering potential for office, lab, events, or other flexible uses. Vacant lot south of warehouse across alley also negotiable for additional parking for buy or lease.

Broker  
**The Apartment Source (87558) / (773) 404-9900**

List Broker  
**Khaled El-Helo (1012962) / (773) 937-0000 / khaled@apartmentsourcechicago.com**

CoList Broker  
**Harrison Palefsky (1014789) / (970) 901-2144 / harrison@apartmentsourcechicago.com**

More Agent Contact Info  
**970-901-2144**

Addl. Sales Info.

Lock Box  
**None**

Lock Box Location  
**None**

Showing Instructions  
**Please Contact Listing Agent Khaled El-Helo 773-937-0000 & Harrison Palefsky 970-901-2144**

Information  
**48-Hr Notice Required**

Cont. to Show?

Expiration Date  
01/10/2026

Address on Internet  
Yes

Call for Rent Roll Info  
Yes

Internet Listing  
Yes

Remarks on Internet?  
Yes

VOW AVM  
Yes

VOW Comments  
Yes

Listing Type  
Exclusive Right to Sell, Exclusive Right to Lease

Holds Earnest Money

Auct. Avail. Show

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

Prepared By: Khaled El-Helo | The Apartment Source | 01/24/2025 02:40 PM