

For Sale | Davis Building - Edgewater, Chicago

5256 N. Broadway St. Chicago, IL 60640

CRER



Tuyen Nguyen, CCIM
Director
(773) 879-0713 TuyenN@CRER.com

CRER

800 W. Diversey Pky, Chicago IL 60614
(773) 327-9300 www.crer.com



For Sale | Davis Building - Edgewater, Chicago

5256 N. Broadway St. Chicago, IL 60640

The logo for CRER (Chicago Real Estate Resources) is located in the top right corner. It consists of the letters "CRER" in a white, sans-serif font, positioned above a short horizontal white line, all contained within an orange square.

DISCLOSURE

All materials and information received or derived from CRER (Chicago Real Estate Resources, Inc.), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither CRER (Chicago Real Estate Resources, Inc.), its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

CRER (Chicago Real Estate Resources, Inc.) will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CRER (Chicago Real Estate Resources, Inc.) makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CRER (Chicago Real Estate Resources, Inc.) does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CRER (Chicago Real Estate Resources, Inc.) in compliance with all applicable fair housing and equal opportunity laws.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

For Sale | Davis Building - Edgewater, Chicago

5256 N. Broadway St. Chicago, IL 60640

CRER

PROPERTY OVERVIEW

PROPERTY ADDRESS:

5256 N. Broadway St, Chicago, IL 60640

ASKING PRICE:

\$2,500,000

BUILT/RENOVATED:

1919 / 1993

ZONING:

B1-2

PIN#:

14-08-128-018-0000

TAXES (2023):

\$81,683.67

LAND ACRES:

0.25 AC

LAND DIMENSIONS:

86.6 x 125

RSF:

26,768 Sq.Ft.

STORIES:

3

TYPICAL FLOOR:

8,292 Sq. Ft.

PROPERTY DESCRIPTION

Introducing, Davis Building, located at 5256 North Broadway Street in Chicago's Edgewater neighborhood. Exclusively listed by CRER Director, Tuyen Nguyen, CCIM, the building is being offered for sale for the first time in over 40 years and is a one-of-a-kind opportunity.

This historic building in Edgewater is a prime opportunity for redevelopment into a neighborhood gem. The building's exterior is in perfect condition and offers the potential for a truly extraordinary makeover. The interior offers the potential for modern residential units and retail coffee shops and stores on the first floor. With its convenient location and stunning exterior, this building is an ideal opportunity to create a unique shopping and dining experience in the area. This is an opportunity that should not be passed up.

The building has a typical floor size of 8,292 SF and is constructed with masonry. The Walk Score® is an incredible Walker's Paradise (95) and the Transit Score® is Excellent Transit (76). It is zoned B1-2 and current tenants include About Face Theatre, Greene & Proppe Design, Inc., American Family Insurance, and Help At Home.

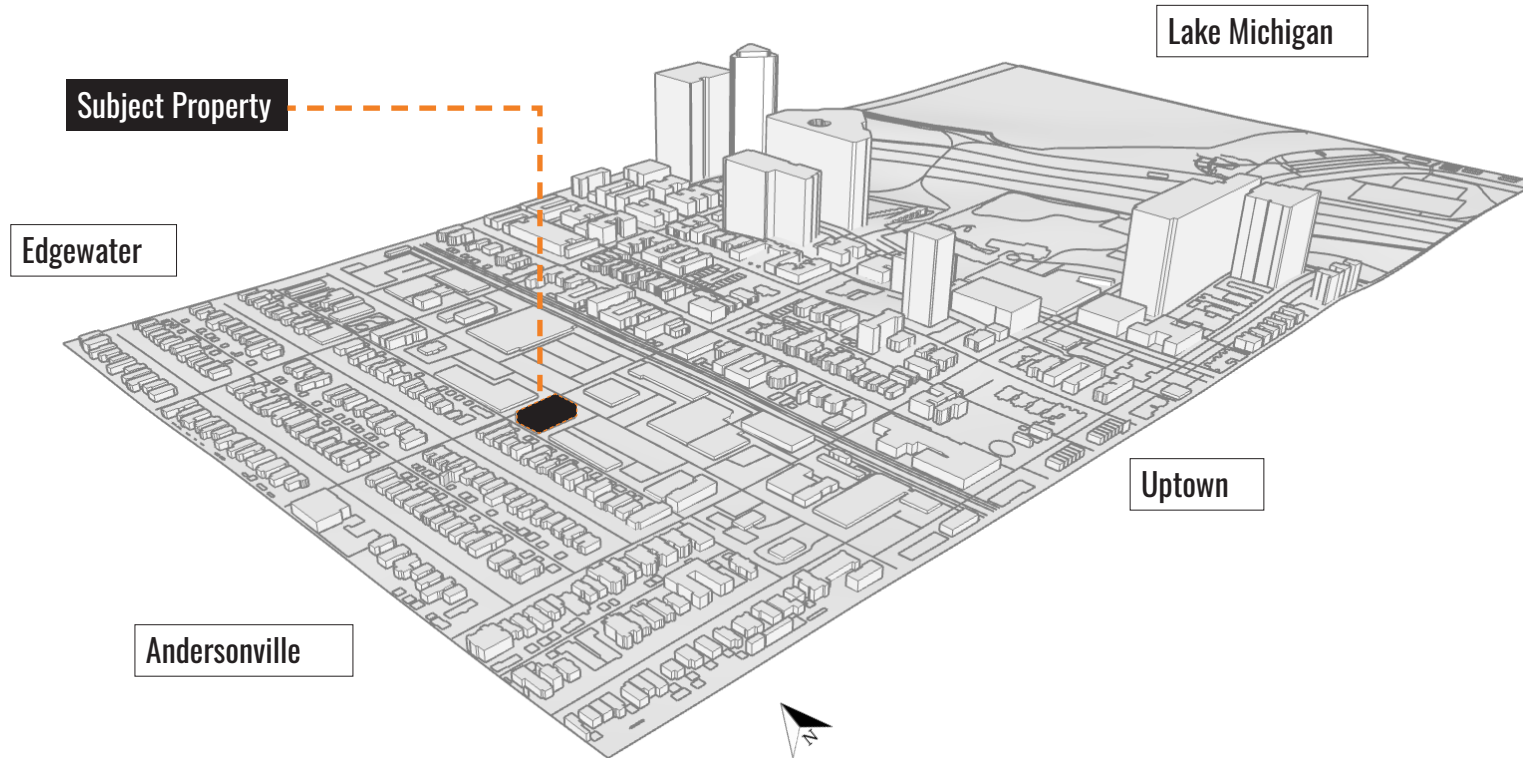


For Sale | Davis Building - Edgewater, Chicago

5256 N. Broadway St. Chicago, IL 60640

CRER

AREA MAP



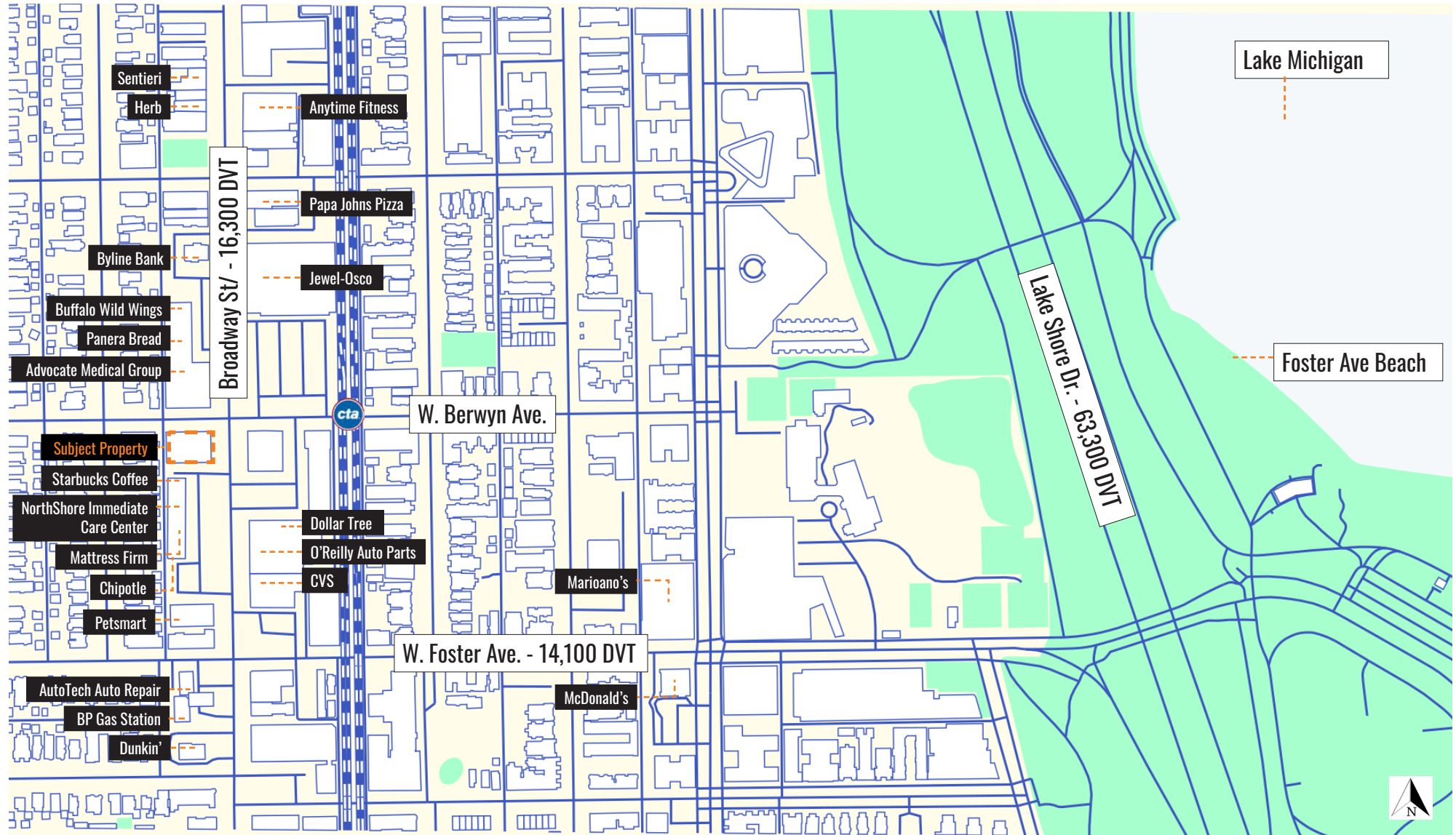
This is a great opportunity to acquire a historically significant building located between Engewater, Andersonville and Uptown, along Lake Michigan. The building is three stories and is made of brick with an ornate facade. This building is a great opportunity for someone who is looking to acquire a piece of history. It is located in a desirable area and offers a range of amenities. It is close to shops, restaurants, and other amenities.

For Sale | Davis Building - Edgewater, Chicago

5256 N. Broadway St. Chicago, IL 60640

CRER

AREA OVERVIEW

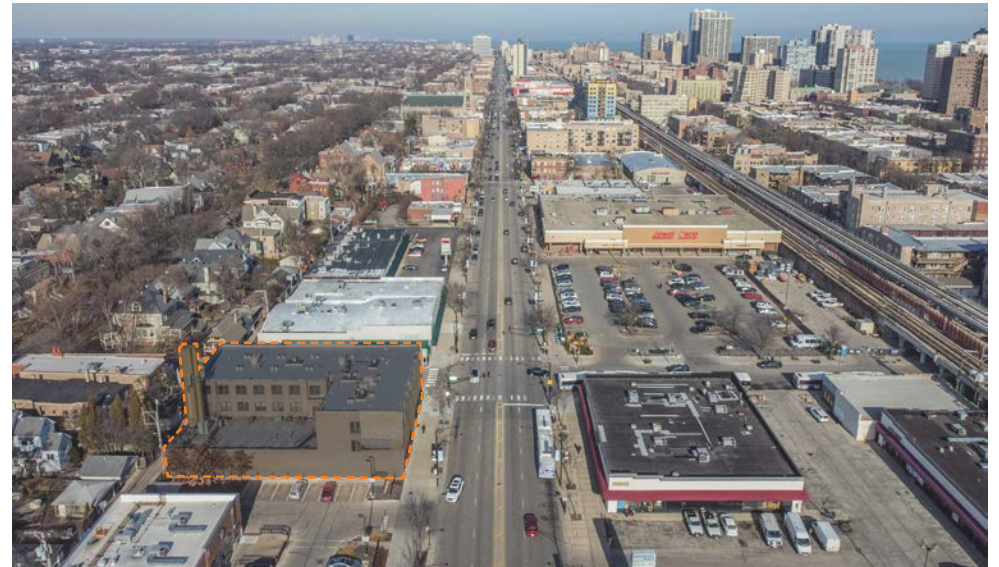
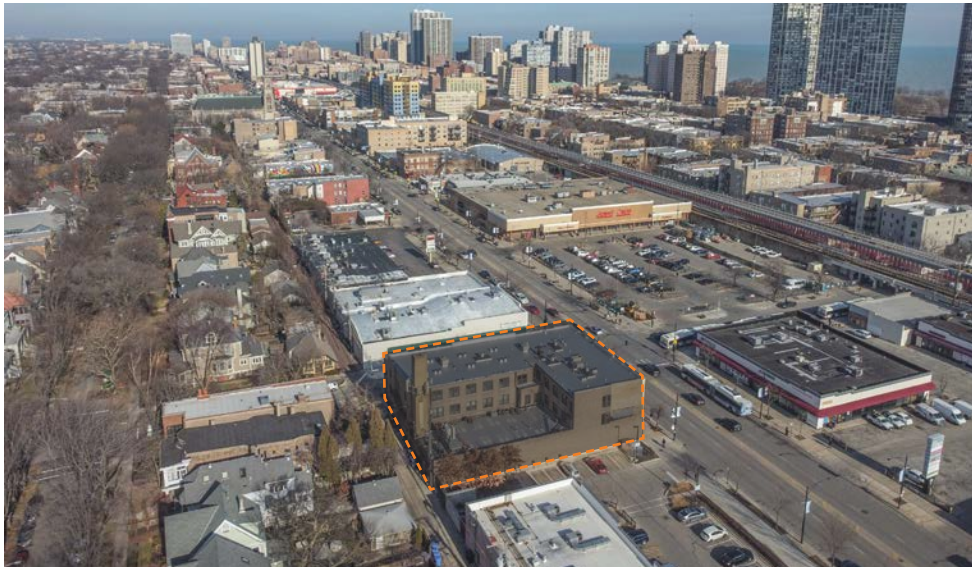


For Sale | Davis Building - Edgewater, Chicago

5256 N. Broadway St. Chicago, IL 60640

CRER

PROPERTY PHOTOS



For Sale | Davis Building - Edgewater, Chicago

5256 N. Broadway St. Chicago, IL 60640

CRER

PROPERTY PHOTOS



For Sale | Davis Building - Edgewater, Chicago

5256 N. Broadway St. Chicago, IL 60640

CRER

PROPERTY PHOTOS



For Sale | Davis Building - Edgewater, Chicago

5256 N. Broadway St. Chicago, IL 60640

CRER

PROPERTY PHOTOS

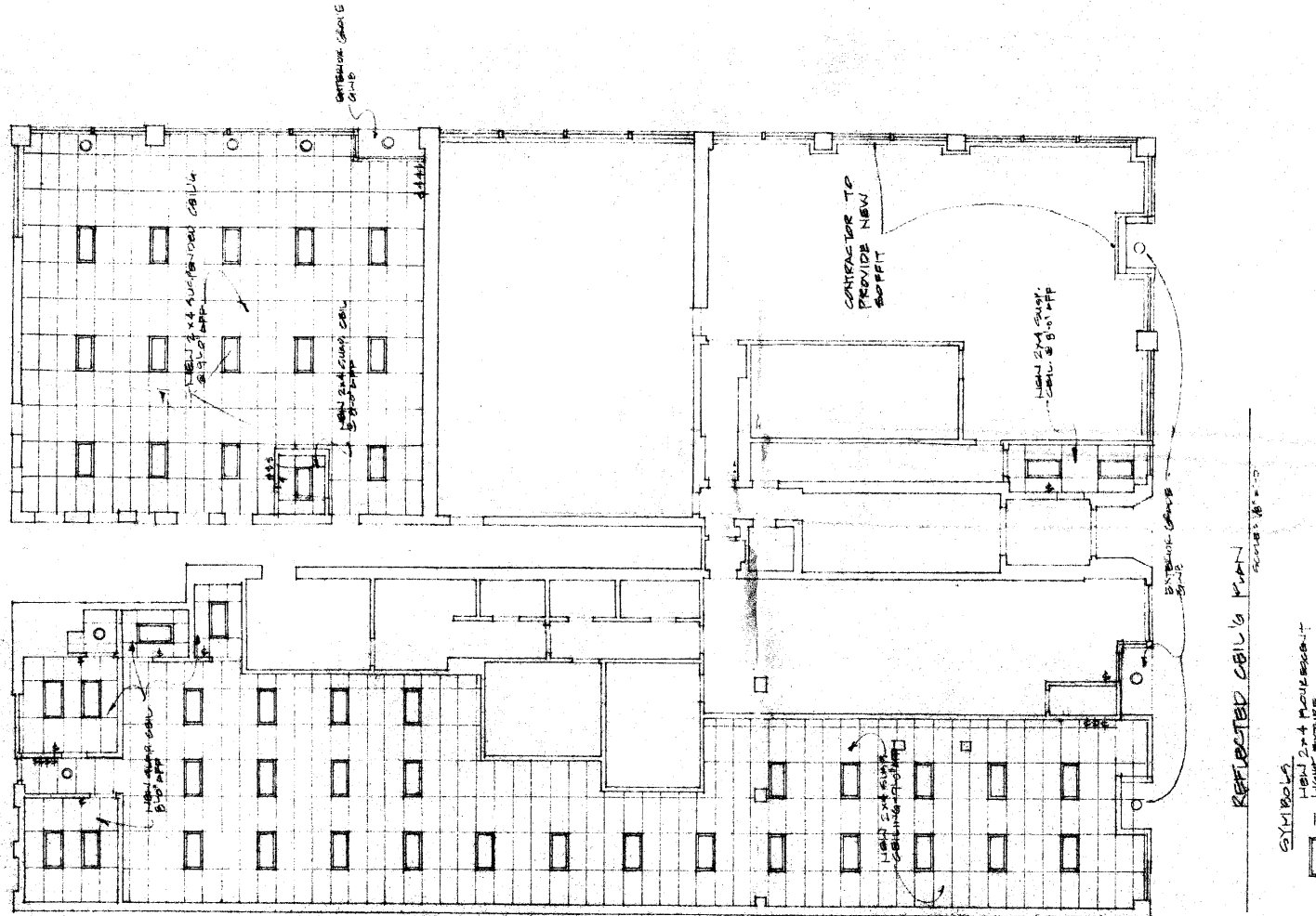


For Sale | Davis Building - Edgewater, Chicago

5256 N. Broadway St. Chicago, IL 60640

CRER

PROPERTY FLOORPLANS

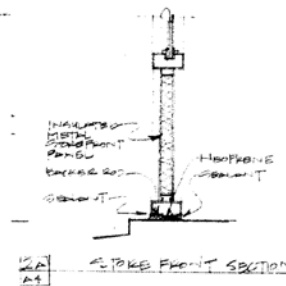
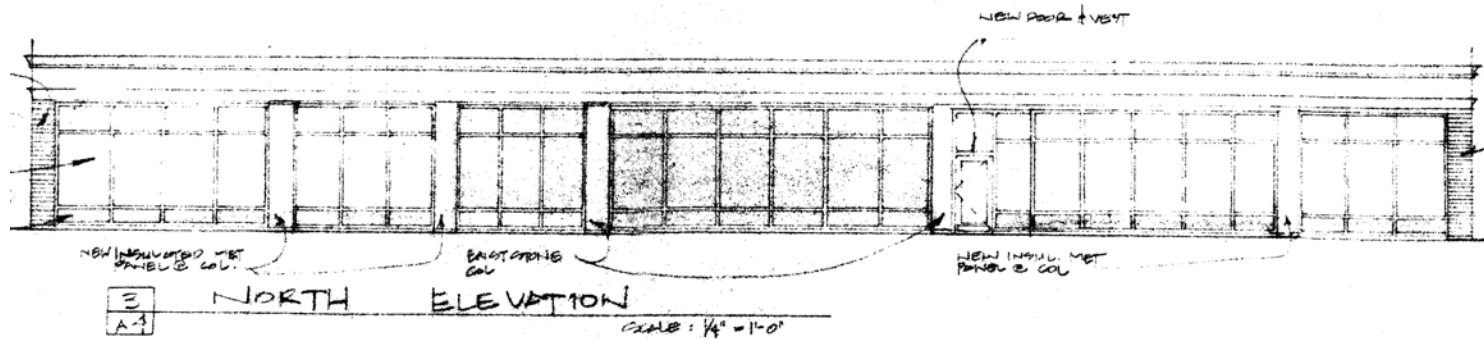
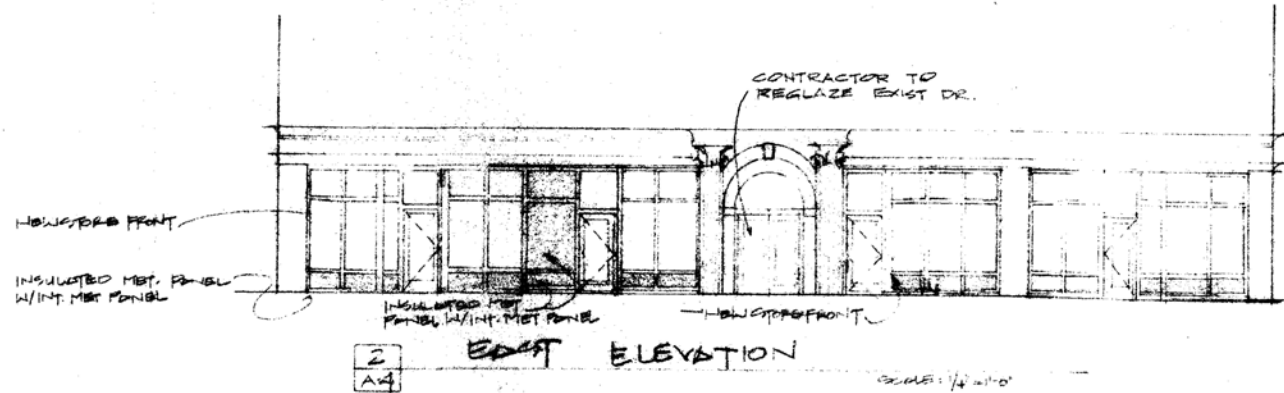


For Sale | Davis Building - Edgewater, Chicago

5256 N. Broadway St. Chicago, IL 60640



PROPERTY FLOORPLANS



5252 N BROADWAY

SWANN-WEISKOPF-WOO-BEDNAROWICZ Ltd.
architects

203 north wabash avenue
suite 1304
chicago, illinois 60601
312 236-0528
fax: 236-0965

date: 4-12-94
project no:
sheet no:

S • W • W • B

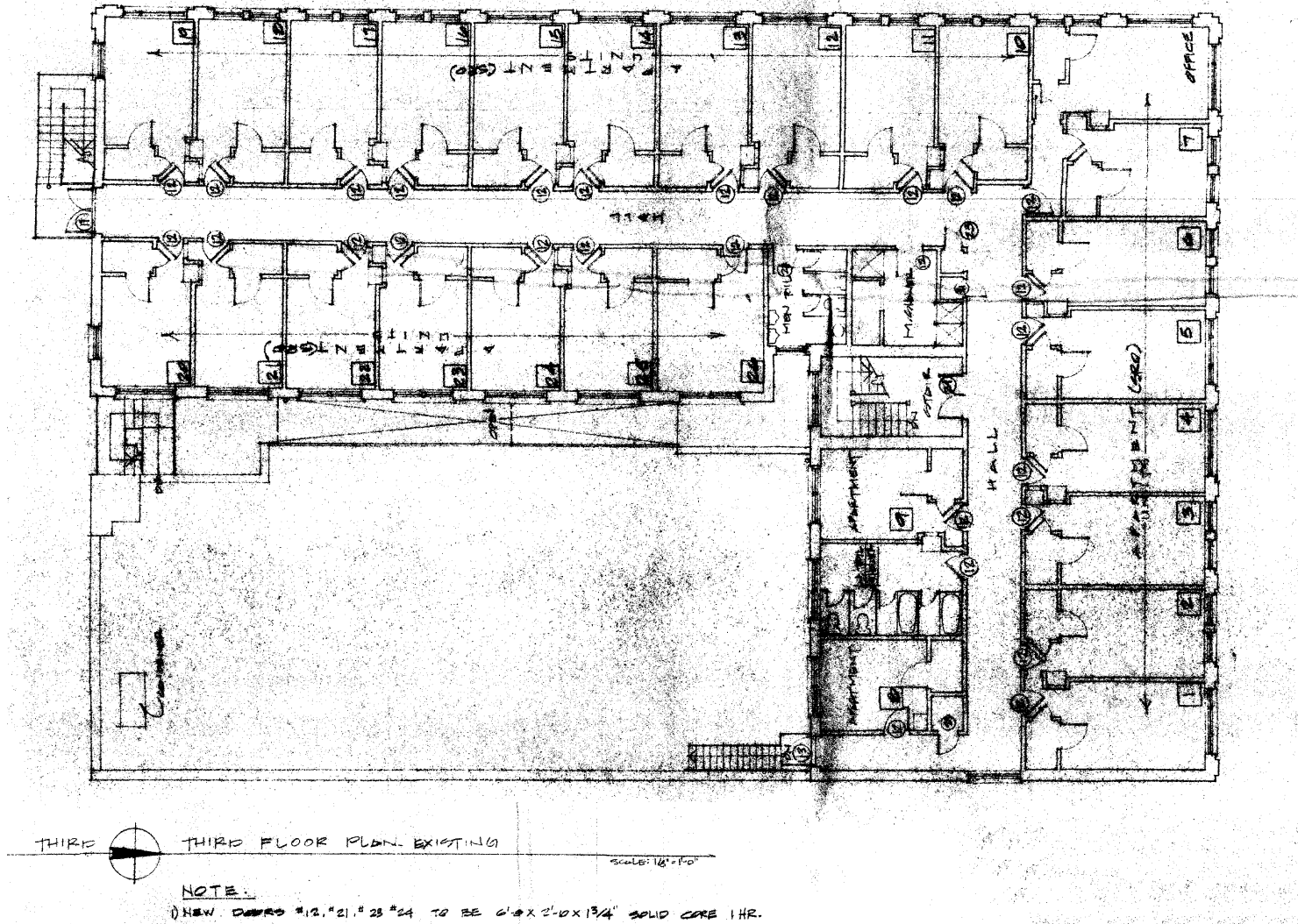
A-4

For Sale | Davis Building - Edgewater, Chicago

5256 N. Broadway St. Chicago, IL 60640

CRER

PROPERTY FLOORPLANS

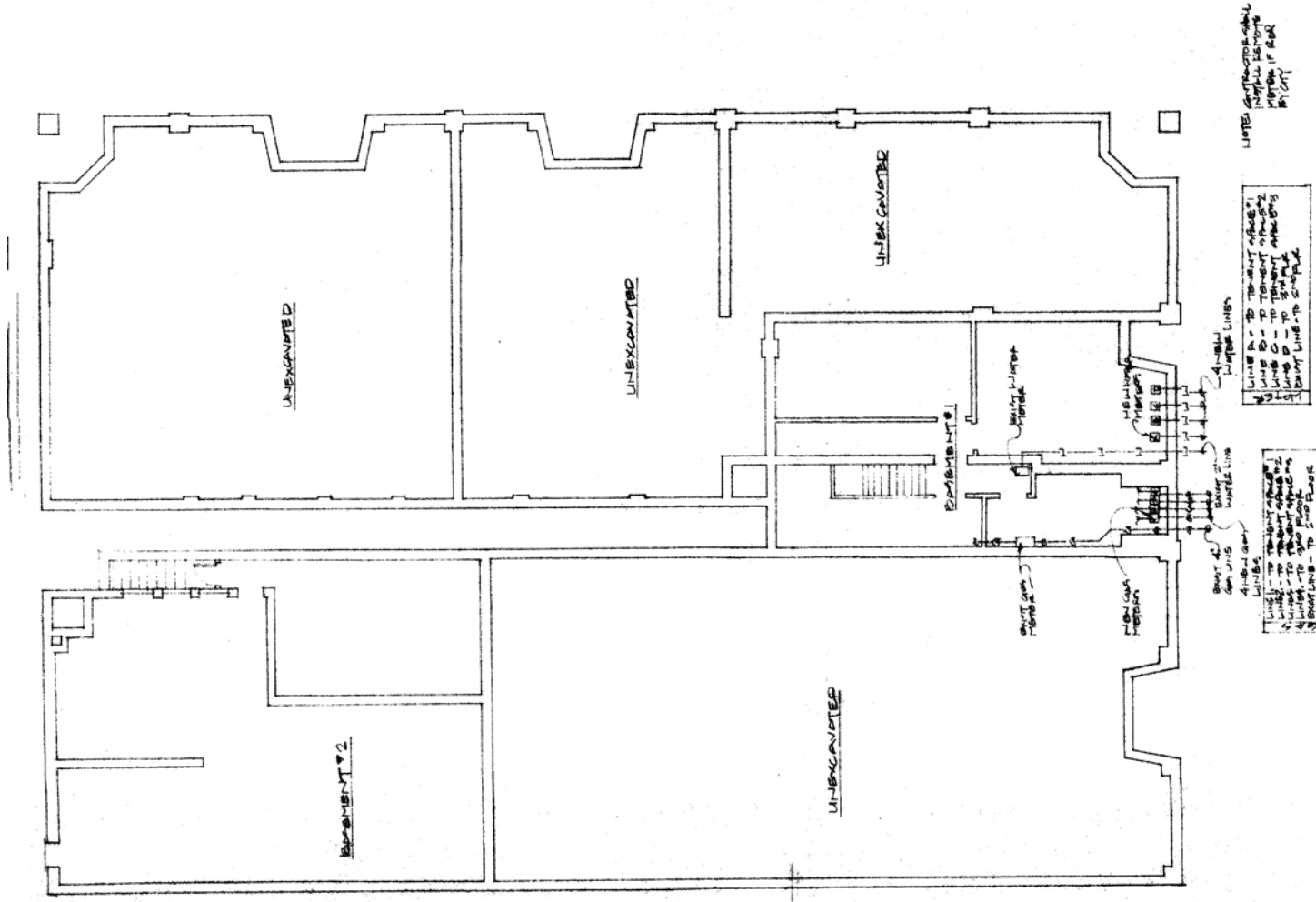


For Sale | Davis Building - Edgewater, Chicago

5256 N. Broadway St. Chicago, IL 60640

CRER

PROPERTY FLOORPLANS



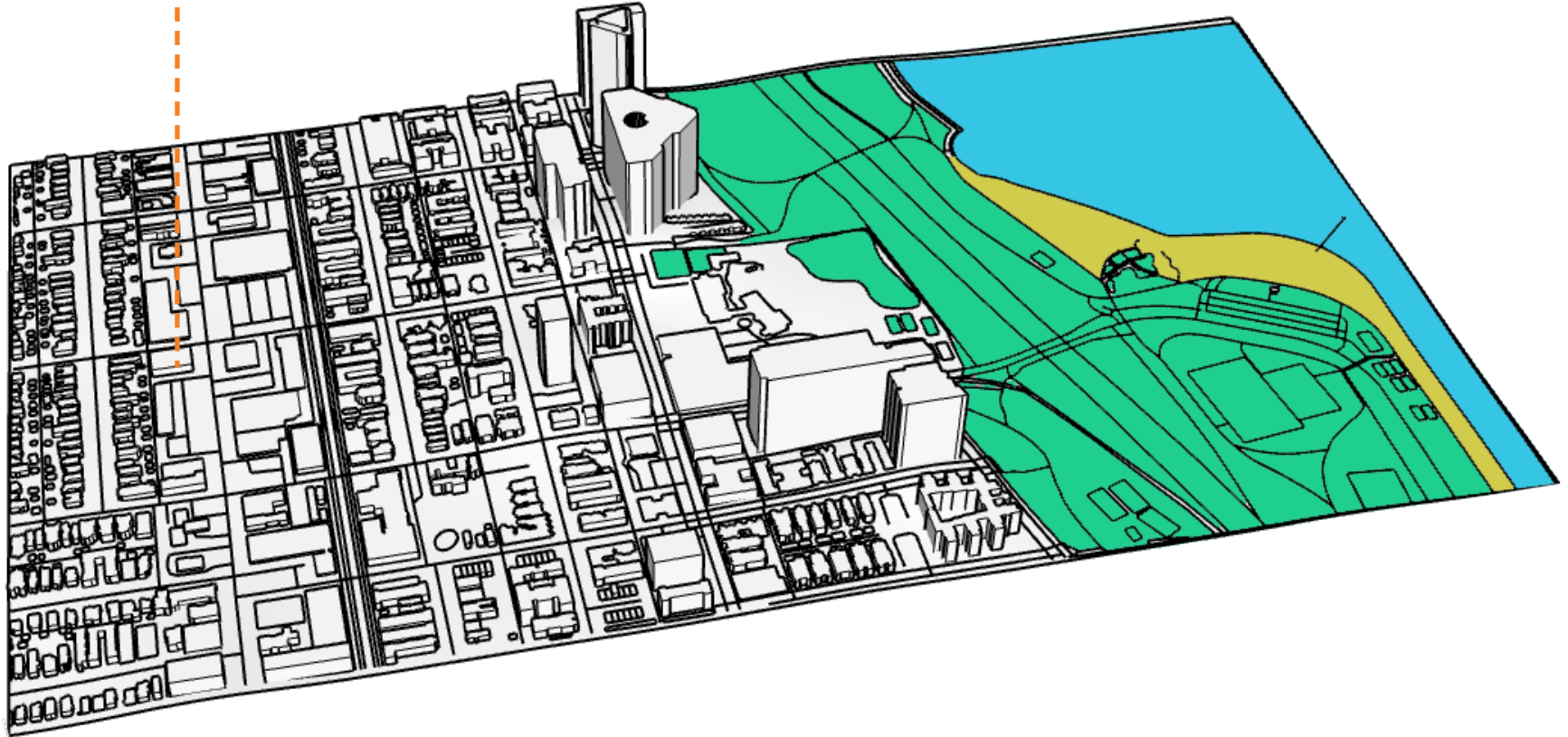
For Sale | Davis Building - Edgewater, Chicago

5256 N. Broadway St. Chicago, IL 60640

CRER

AREA MAP

Subject Property



For Sale | Davis Building - Edgewater, Chicago

5256 N. Broadway St. Chicago, IL 60640

CRER

ABOUT THE NEIGHBORHOOD

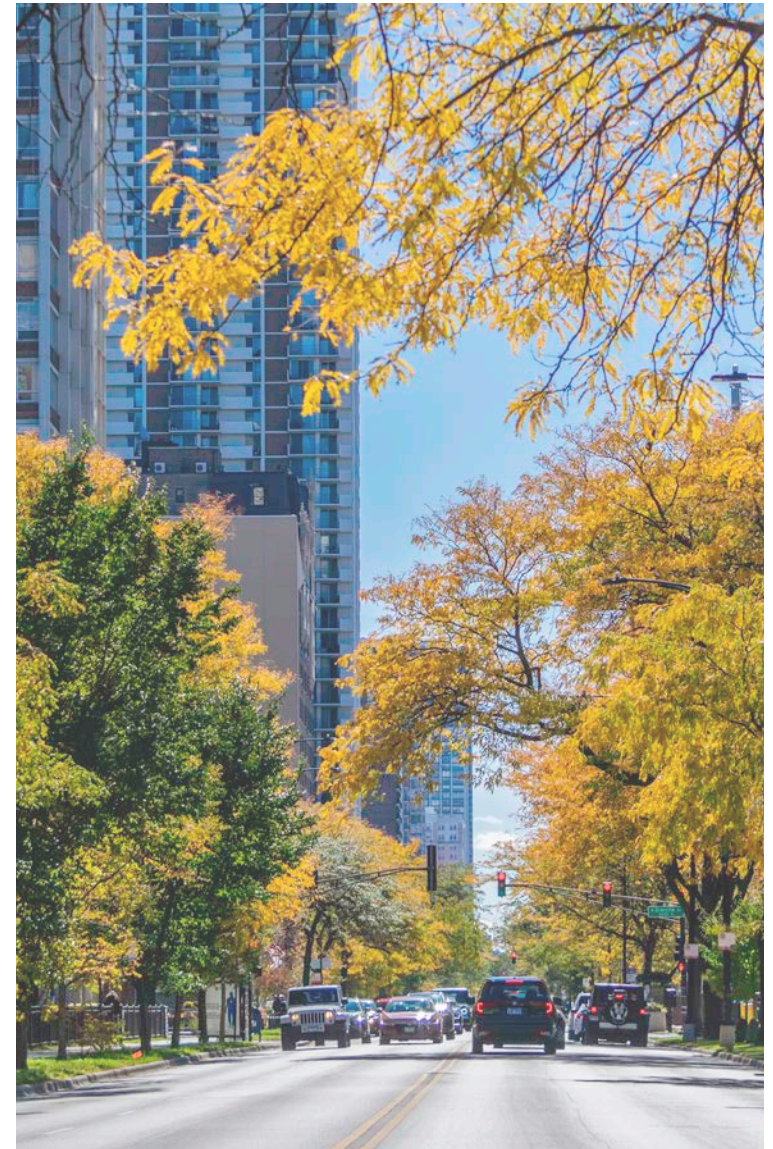
Nestled on the north side of Chicago lies the Edgewater neighborhood, a picturesque and vibrant area that is full of life. The area is known for its bustling streets, its trendy restaurants, and its many attractions.

The Edgewater neighborhood is an eclectic mix of the old and the new. Here, you will find stunning architecture from the early 1900s, alongside modern buildings and sleek new developments. The area has seen a great deal of revitalization over the past few years, and it shows in the vibrancy of the streets. The neighborhood is home to a variety of businesses, from independent shops to big-name retailers.

The Edgewater neighborhood also has an abundance of cultural offerings. The neighborhood is home to several theaters, including the historic Edgewater Theater and the revitalized Uptown Theater. There are also many art galleries, music venues, and performance spaces. For those who love to explore the outdoors, the neighborhood has plenty of parks, including the popular Edgewater Park, which features a beautiful beach.

The area is also known for its diverse dining scene, with a variety of restaurants offering everything from traditional Italian fare to contemporary American cuisine. The neighborhood is also home to a growing number of craft breweries, making it a great place to grab a drink and explore the local beer scene.

The Edgewater neighborhood is a great place to live, work, and play. With its vibrant streets, unique architecture, and abundance of cultural offerings, it is no wonder that the area has seen such a surge in popularity over the past few years. From its trendy restaurants to its stunning parks, there is something for everyone in this wonderful neighborhood.



For Sale | Davis Building - Edgewater, Chicago

5256 N. Broadway St. Chicago, IL 60640

CRER

TRANSPORTATION



TRANSIT / SUBWAY



Berwyn Station (Red Line)

2 min drive

2 min walk

0.1 mi



Argyle Station (Red Line)

2 min drive

9 min walk

0.4 mi



Bryn Mawr Station (Red Line)

3 min drive

10 min walk

0.5 mi



Lawrence Station (Red Line)

3 min drive

15 min walk

0.7 mi



Thorndale Station (Red Line)

4 min drive

18 min walk

0.9 mi



COMMUTER RAIL



Ravenswood Station Commuter Rail (Union Pacific North Line)

5 min drive

1.6 mi



Rogers Park Station Commuter Rail (Union Pacific North Line)

8 min drive

3.0 mi



AIRPORT



Chicago O'Hare International Airport

25 min drive

14.0 mi



Chicago Midway International Airport

29 min drive

16.0 mi

For Sale | Davis Building - Edgewater, Chicago

5256 N. Broadway St. Chicago, IL 60640



DEMOGRAPHICS



CHICAGO POPULATION	WARDS	COMMUNITY AREAS	NEIGHBORHOODS
2,716,450	50	77	100
		1 MILE	3 MILE
2022 Total Population		78,942	422,487
2027 Population		78,514	418,136
Pop Growth 2022-2027		(0.54%)	(1.03%)
Average Age		41	38
2022 Total Households		39,940	191,183
HH Growth 2022-2027		(1.19%)	(1.60%)
Median Household Inc		\$59,840	\$69,127
Avg Household Size		1.80	2.10
2022 Avg HH Vehicles		1.00	1.00
Median Home Value		\$303,249	\$341,950
Median Year Built		1949	1948

For Sale | Davis Building - Edgewater, Chicago

5256 N. Broadway St. Chicago, IL 60640

CRER

ABOUT THE BROKER



Tuyen Nguyen, CCIM

Director

(773) 879-0713
TuyenN@CRER.com

Chicago Real Estate Resources, Inc.
800 W. Diversey Pkwy., #300
Chicago, IL 60614
www.CRER.com

Tuyen Nguyen has been a licensed broker since 2003 with extensive commercial leasing and consultative experience. She is a broker, of both real estate and businesses – for nail salons, restaurants, daycare centers, fitness centers, and franchised tea/coffee shops, and investment property.

As a landlord representative, she has worked with Dunkin' Donuts, Curves, Domino's Pizza, Title Boxing, Harold's Chicken, Just Turkey, Boost Mobile, and more.

As a trusted advisor with a history of success upon a service-oriented approach, Tuyen truly believes that every client can achieve their real estate goals when given the best possible support, resources, and tools to make it happen.

With a B.S. in Computer Information Technology from DeVry University, she learned how to leverage her analytical and technical skills through the implementation of software utilities for marketing and strategic planning and execution of portfolios.

Tuyen's family immigrated from Vietnam to Chicago in 1979 and she grew up on the North Side of Chicago. She possesses diverse knowledge of the local real estate market; business and corporate objectives.

She speaks fluent Vietnamese and is extensively involved with the Asian-American community. Between 2019 and 2020, she served as the President of the Asian Real Estate Association of America (AREAA), which she has been a part of since 2010. She also served on AREAA'S National Commercial Board, CAR Global Council, and CAR Commercial Forum.

For Sale | Davis Building - Edgewater, Chicago

5256 N. Broadway St. Chicago, IL 60640



ABOUT CRER

Chicago Real Estate Resources (CRER) is a full-service, boutique commercial real estate firm devoted to providing exceptional service for your every real estate need. From new regulations to emerging technologies, the commercial real estate market is constantly changing. It's our job to simplify that complexity and empower you with clear information so you can make the best decisions for your own portfolio. Founded in 2004 by Chicago real estate veteran Eric Janssen, Chicago Real Estate Resources specializes in a multitude of services including investment real estate sales and leasing, tenant representation, property management and receivership services.

CRER is partnered with TCN Worldwide, a consortium of independent commercial real estate firms serving more than 200 markets worldwide. The national platform provides the opportunity for our brokers to directly market our assignments to a much larger audience which is very beneficial to our clients.



TCN Worldwide, provides complete integrated real estate solutions locally and internationally. An extensive range of real estate services coupled with a personal commitment to exceed expectations is what allows TCN Worldwide to be a leader in this competitive industry. Comprised of leading independent brokerage firms, TCN combines an entrepreneurial approach with years of local experience. TCN's more than 1,500 brokers have a well-earned reputation for providing straightforward expert advice.

Company Achievements

- 96% Satisfaction rate among our clients
- 16 Years - Average CRER broker experience
- 30% of CRER brokers are CCIM designees
- \$2.5 Billion sold by CRER brokers
- 75% of CRER listings sell within 90 days
- 17 Years of continuous company growth

Company Mission

CRER is dedicated to providing the finest commercial real estate services; maintaining a reputation for honesty and ethical behavior, and keeping the client's needs as the top priority.

Our goal is to consistently exceed your expectations and facilitate a lucrative transaction. We value the long-term alliances we have forged with our clients, and the strong business results they have achieved.

Professional Associations



For Sale | Davis Building - Edgewater, Chicago

5256 N. Broadway St. Chicago, IL 60640

CRER



Tuyen Nguyen, CCIM
Director
(773) 879-0713 TuyenN@CRER.com

CRER

800 W. Diversey Pky, Chicago IL 60614
(773) 327-9300 www.crer.com

