

INVESTMENT OPPORTUNITY

PRIME MULTI-USE COMMERCIAL CONDO PORTFOLIO AVAILABLE FOR SALE

JAMESON.

OFFERING
MEMORANDUM

655 W IRVING PARK ROAD, CHICAGO, IL

STEVEN GOLDSTEIN

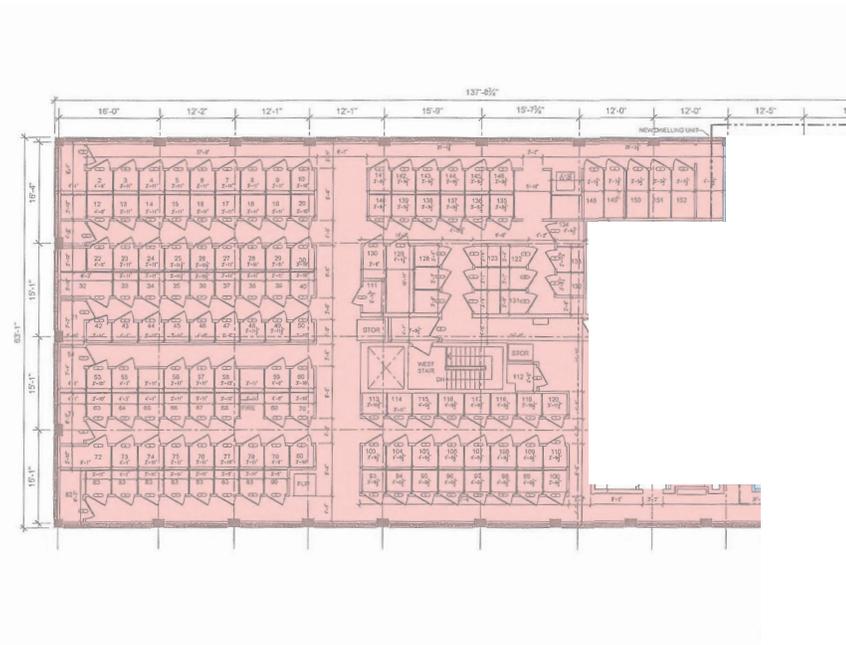
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STORAGE LOCKERS (56TH FLOOR)

150 FULLY-LEASED RESIDENT STORAGE LOCKERS



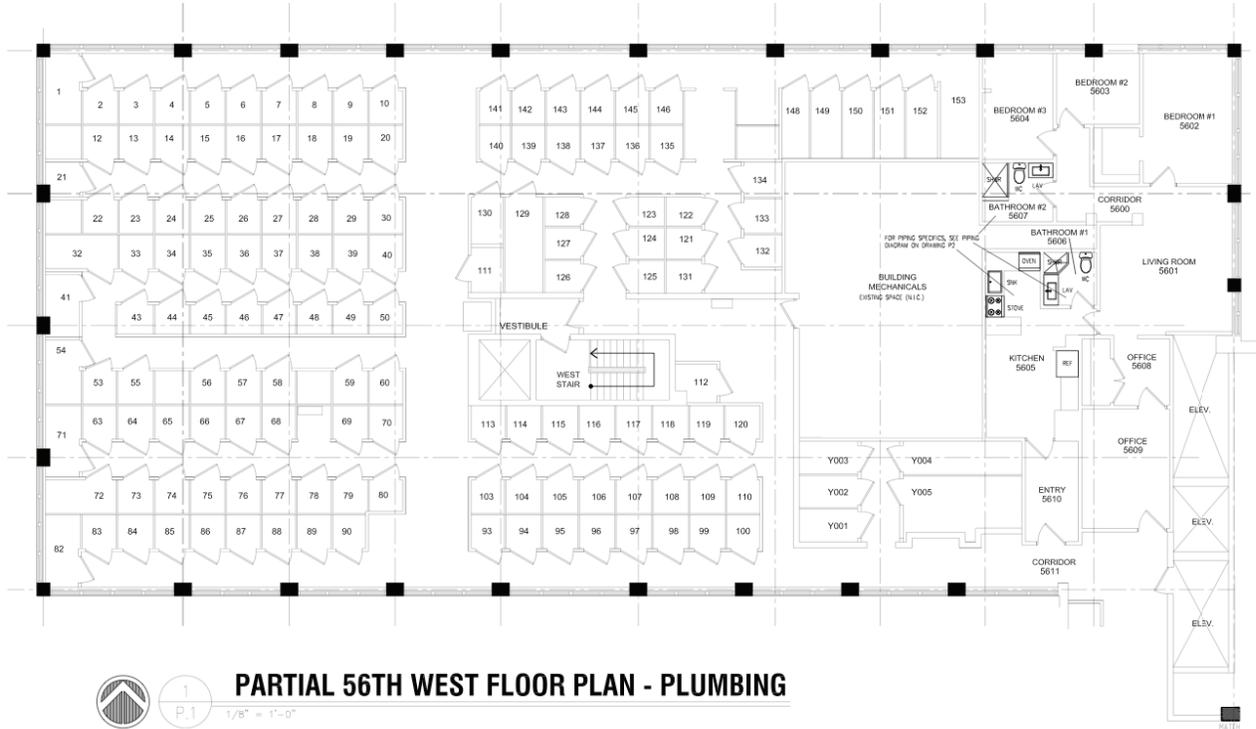
- Fully leased to building residents.
- Approx 2,500 SF total
- Generates \$11,000/month in income
- Average Rent/Locker: \$73/month
- Price per locker \$10,000
- GRM: 11.4x
- Offered at: \$1,500,000

This group of 150 storage lockers is fully leased to building residents, providing steady, passive income. With minimal management required and high demand from condo dwellers needing extra space, this storage inventory is an ideal investment asset. Income is predictable and recurring, and potential exists for future rent increases as demand continues to outpace supply.



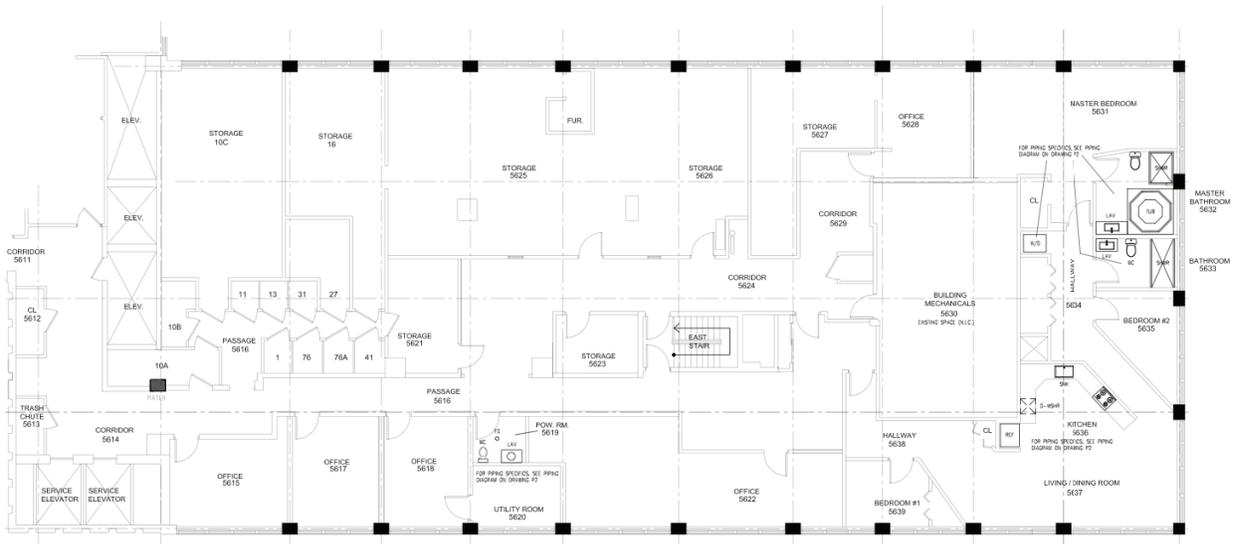
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56TH FLOOR PLAN



PARTIAL 56TH WEST FLOOR PLAN - PLUMBING

1
P.1
1/8" = 1'-0"



PARTIAL 56TH EAST FLOOR PLAN - PLUMBING

2
D.1
1/8" = 1'-0"

PROPERTY PHOTOS



ABOUT YOUR BROKERS



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STEVEN GOLDSTEIN

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.



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MARIA MCKINSEY

With over 3 decades of experience in both the hospitality industry and the resi-mercial brokerage space, Maria brings a wealth of experience and expertise to her consulting practice. Licensed in both Illinois and Florida, Maria's blend of industry experience, proactive opportunity-seeking, and client-focused service makes her a trusted advisor in the complex world of residential and commercial real estate.

Areas of Expertise:

- Landlord and Tenant Representation
- Sale and Purchase Representation
- Market Analysis and Valuations
- Investment Properties and Opportunities
- Negotiation Services



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