



New-Full Floor Opportunity

9401 South Pulaski Road, Units 3 North and 3 South

Commercial Top Floor Condo's

Unit 3 North 3000 Sq Ft \$179,000

Unit 3 South 1900 Sq Ft \$99,000





9401 South Pulaski

Unique opportunity to own the full top floor of a three-story office building or purchase just one unit, based on your square footage needs. Two commercial office suites are available for sale, 3 North and 3 South, in a prime location along Pulaski Road on the border of Evergreen Park and Oak Lawn. Each unit's layout is designed for flexibility and features multiple areas configured to offer privacy and also an open work environment.

At approximately 3,000 square feet, Unit 3 North has 8 private offices, a kitchen, a storage/copy room, a conference room and an open area for desks, work stations and reception. Unit 3 South boasts 1,900 square feet in this spacious and adaptable floor plan currently with 3 private offices, a conference room, 2 storage rooms, and a large open area which can accommodate a wide variety of business uses. Great visibility with substantial auto traffic along Pulaski just north of 95th. Multiple windows with three exposures provide plenty of natural sunlight. Abundant shared parking in the large adjacent lot.

Well-maintained building with elevator access. Close proximity to Christ and OSF Little Company hospitals, restaurants, grocery, shopping and highway access. Potential to divide both units into two separate office spaces. Unit 3 South is vacant and ready for your ideas.

* NOTE: The Assessor has the value of 3S at \$180k and 3N at \$270k. So the taxes could be reduced significantly at the current asking prices with an appeal.



Unit 3 North

Taxes: 2023 \$23,037 * / year

HOA Fees: \$2,324.50 / quarter

Unit 3 South

Taxes: 2023 \$15,358 * / year

HOA Fees: \$1,441 / quarter

Year Built: 1986





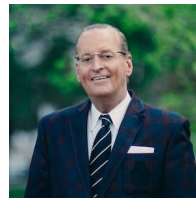
Amenities:

- Two Units per Floor on Top Level
- On-site Parking Lot
- Central Air Conditioning
- Unit 3N has a Private Kitchen
- Shared Common Restrooms on Third Floor
- Multiple Exposures; North, South, East and West



Bill Hynes

The Conlon Group
Broker
M: 773.671.7689
bill.hynes@compass.com



Patrick Cullen

The Conlon Group
Broker
M: 312.497.8520
patrick.cullen@compass.com



Conlon Group