

3425 Dempster St

3425 Dempster St, Skokie, IL 60076



Price: \$699,000

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Fully leased with a 9.8% CAP Rate, 4 unit retail/office building with GREAT exposure (nearly 30,000 vehicles per day) located within the east Dempster St. business corridor in Skokie! Encompassed in this 5200 sq. ft. boutique retail/office building is 3421 (one tenant) 3425 (two tenants) Dempster and 8755 Trumbull (one tenant). Each tenant has their own HVAC (forced air) and they are responsible for utilities. The building offers very flexible floorplans and has some additional storage too. The building has 7 off-street parking spaces a public parking lot to the east of this building and great signage. The roof was certified and has a brand new reflective coating. NOTE: The potential for converting this building to Mixed-Use is HIGHLY likely! See financials, photos and floor plans attached.



Christopher Demos

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@properties

741 Devon Ave
Park Ridge, IL 60068



Corner
Post signage
Off-street parking
Public parking
Individual HVAC



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For more listing information visit
<https://www.loopnet.com/Listing/3425-Dempster-St-Skokie-IL/32504227/>

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Property Photos



Building Photo



Aerial

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Building Photo



Interior Photo

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Interior Photo



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Interior Photo



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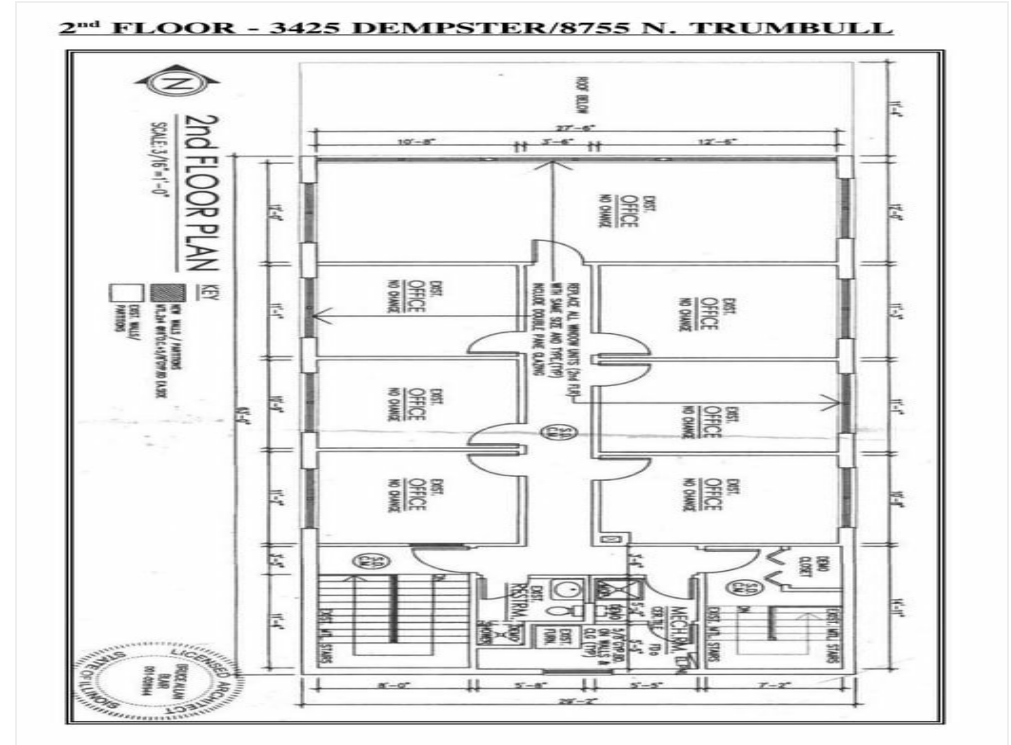
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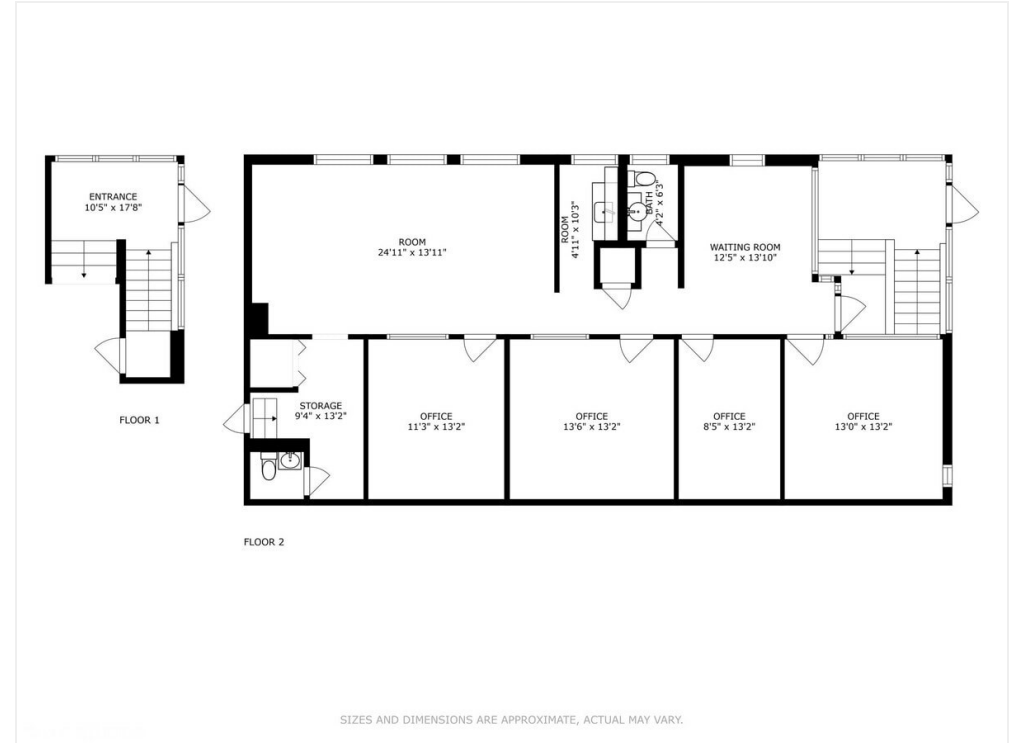
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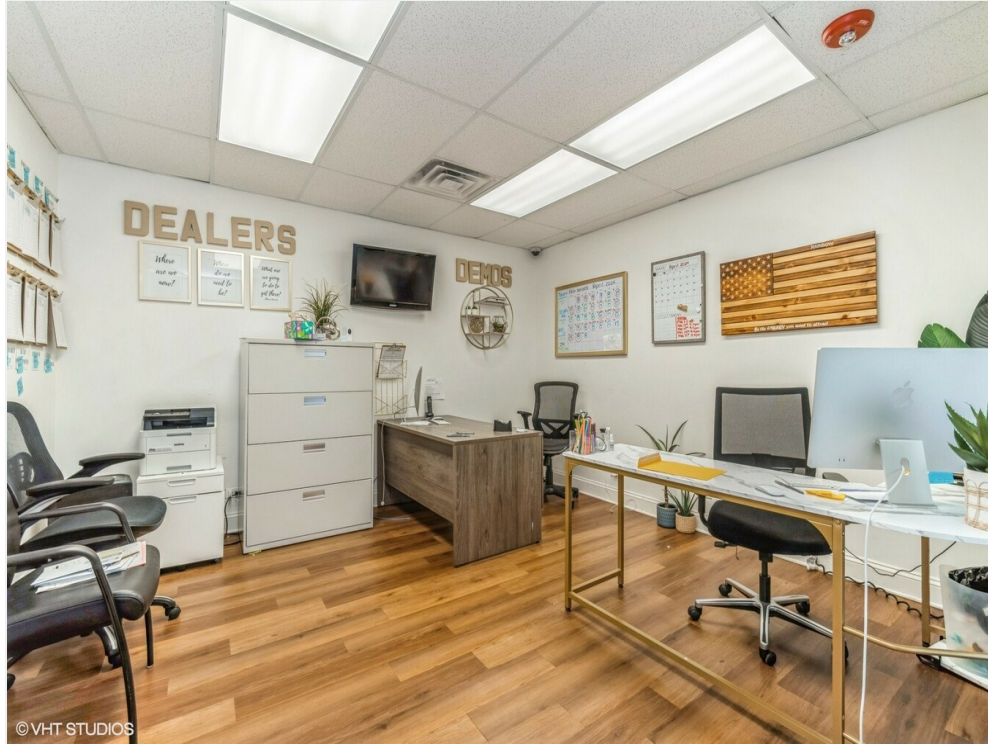
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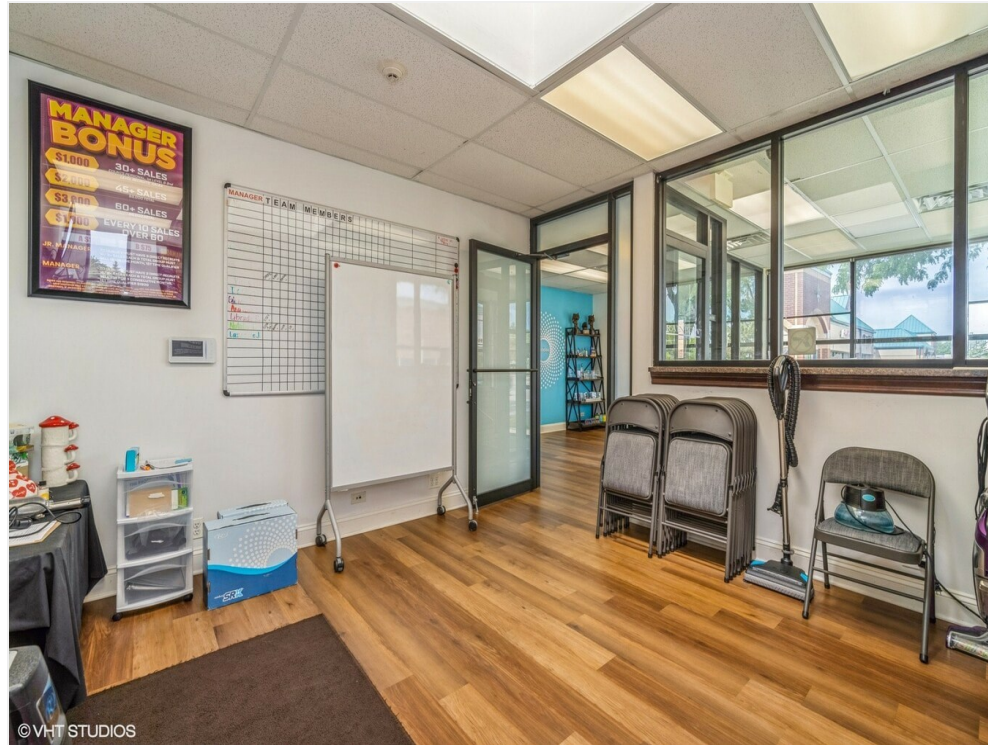
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Location

