



SALE

Two-Story Office Building with Lower Level Available

**6957 W NORTH AVENUE | 1244-1246 FOREST
AVENUE**

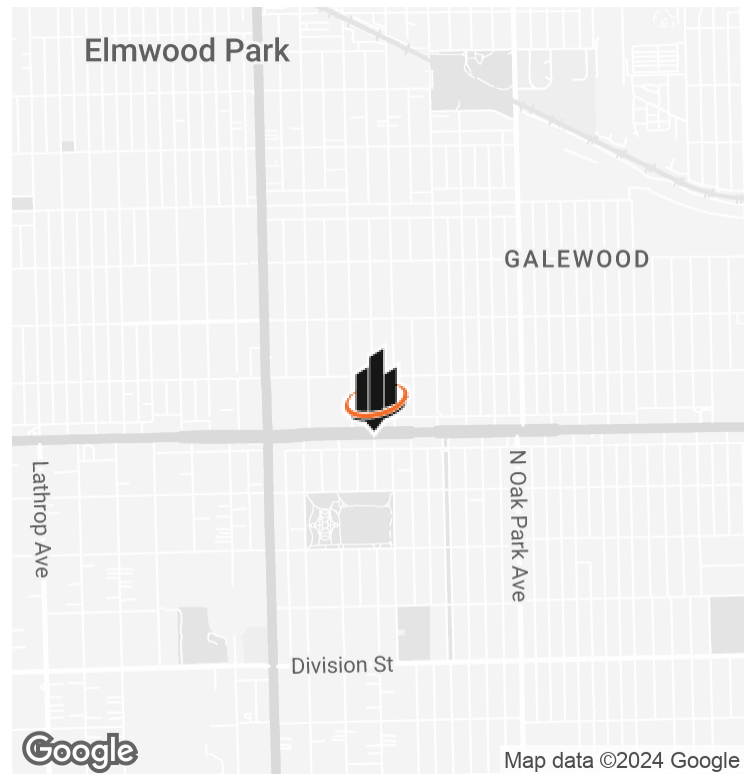
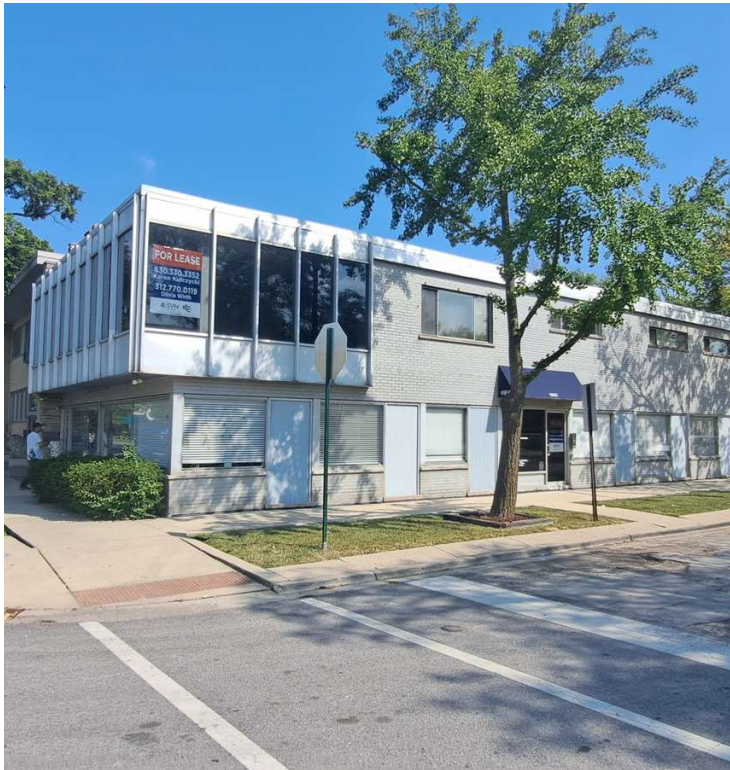
Oak Park, IL 60302

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$895,000
BUILDING SIZE:	+/- 9,148 SF
LOT SIZE:	0.21 Acres
NUMBER OF UNITS:	15
PRICE PER SF:	\$98
APN:	16-06-103-036-0000

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 6957 W. North Avenue | 1244-1246 Forest Avenue, a \pm 9,148 SF two-story office building with garden level in Oak Park, Illinois. 15-Units, rear parking, and 71% occupancy. Various small suites available. Frontage on North Ave (33,500 VPD) just east of Harlem Avenue. With nearby access to I-290, I-294, the CTA Green Line and multiple bus routes, the property enjoys seamless connections to the broader Chicago metropolitan area.

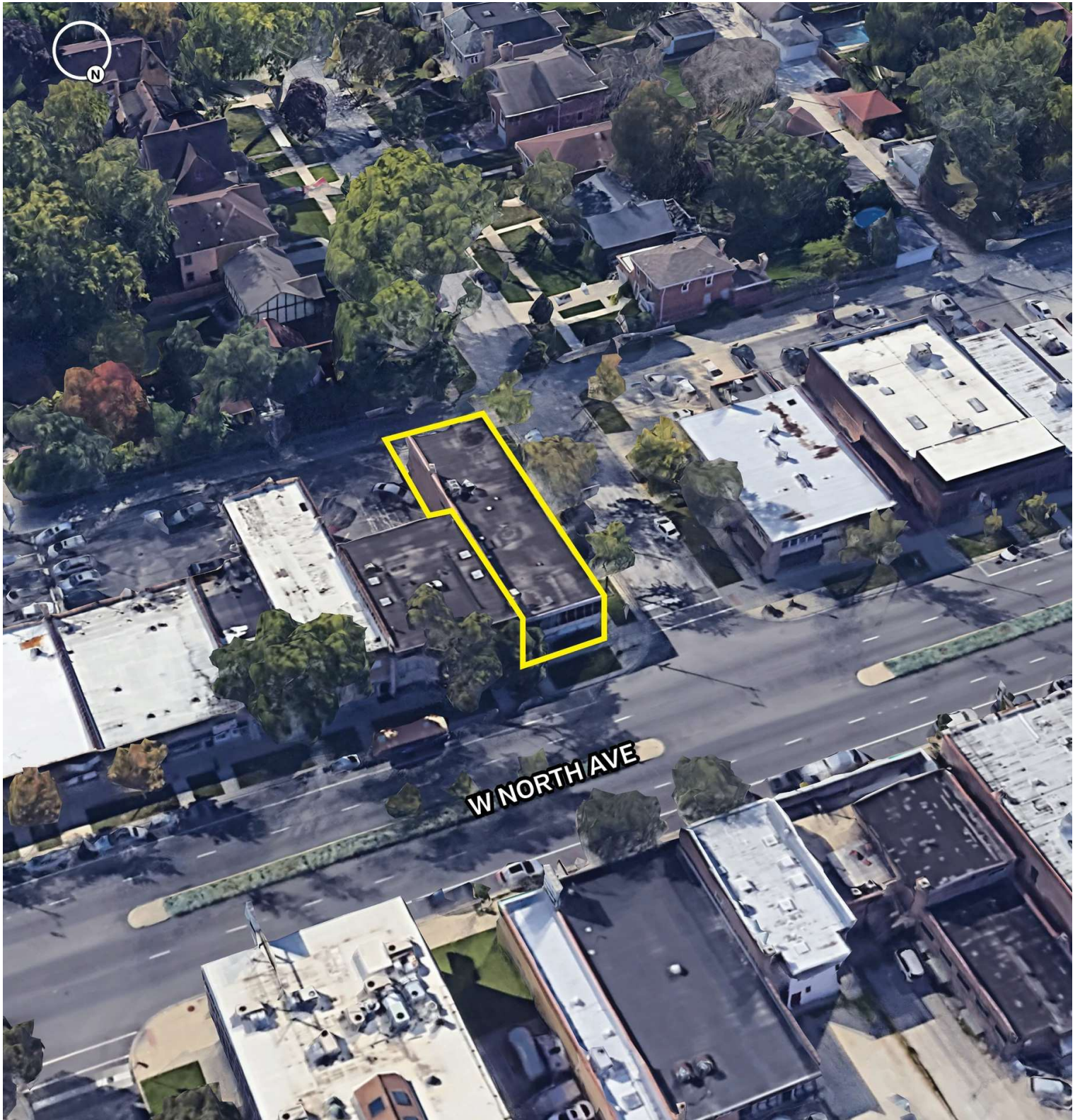
PROPERTY HIGHLIGHTS

- \pm 9,148 SF Two-Story Office Building on 0.21 AC
- Windows along North Avenue (33,500 VPD)
- Ample street parking | 15 Units | Open Concept
- Nearby access to CTA Green Line, bus routes, I-290, and I-294

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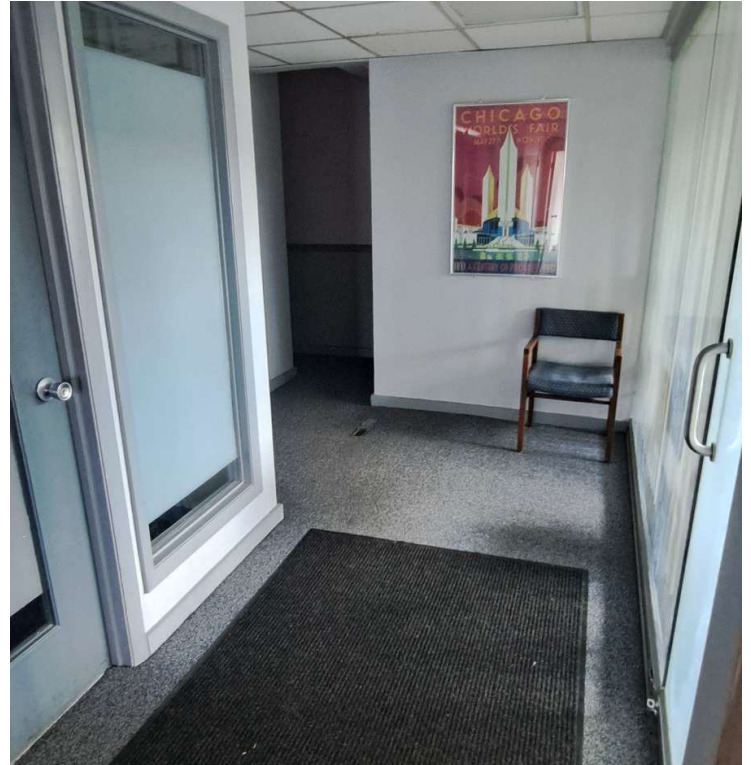
PROPERTY AERIAL



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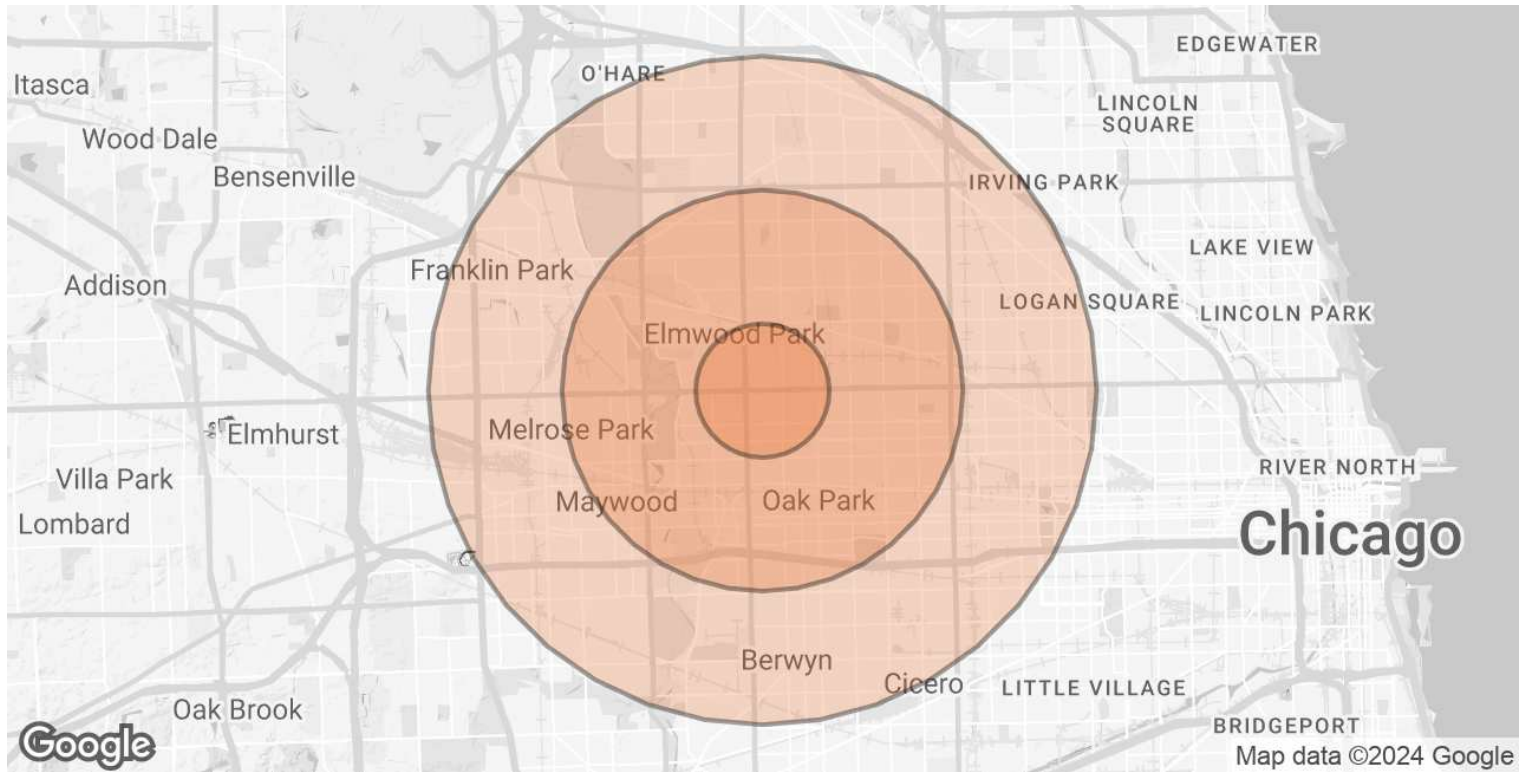
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	25,884	311,562	833,901
AVERAGE AGE	42	40	39
AVERAGE AGE (MALE)	41	39	38
AVERAGE AGE (FEMALE)	43	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,875	116,204	306,339
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$162,332	\$103,536	\$96,818
AVERAGE HOUSE VALUE	\$519,483	\$381,911	\$368,438

Demographics data derived from AlphaMap

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