

CRE ADVISING



5960-62 NORTH MILWAUKEE AVE

PROFESSIONAL OFFICE BUILDING FOR LEASE OR SALE

JEFFERSON PARK / NORWOOD PARK EAST

PROPERTY DETAILS

DESCRIPTION

On the border of Jefferson Park and Norwood Park East, a well maintained partial two story office building with Class A office build out in the 2 story portion of the building. Office includes an executive suite with a large bathroom including a steam shower. The building has a paved parking lot for 18 cars in the rear of the building. Zoning is B3-1 which allows for multiple user/tenant types.

PIN/2021 TAXES

- ▶ 5962 N Milwaukee Ave (13-05-304-024-0000): \$36,595.69
- ▶ 5956 N Milwaukee Ave (13-05-304-025-0000): \$13,342.75
- ▶ 5954 N Milwaukee Ave (13-05-304-026-0000): \$13,342.77

SIZE

Building: Approximately 12,800 square feet total
Second Floor Lease: Approximately 4,000 square feet
Land: Approximately 14,786 square feet

PRICE

\$2,600,000.00

RENTAL RATE

\$14.00/SF Net

HIGHLIGHTS

- ▶ Partially leased investment opportunity, perfect for owner/user looking for 4,000 SF
- ▶ Second floor has 6 private offices, open bullpen space for cubicles, and executive bathroom with steam shower and double vanity
- ▶ Office build out is top notch, including 8 foot solid core wood doors and comes with 4 assigned parking space in the rear
- ▶ 18 car parking lot in rear of building
- ▶ 3 car garage parking
- ▶ Tremendous signage opportunity with excellent traffic counts on Milwaukee Avenue
- ▶ Zoning: B3-1
- ▶ \$220,000 rental income generated from first floor medical tenant with 7 years remaining on the lease



AREA DETAILS

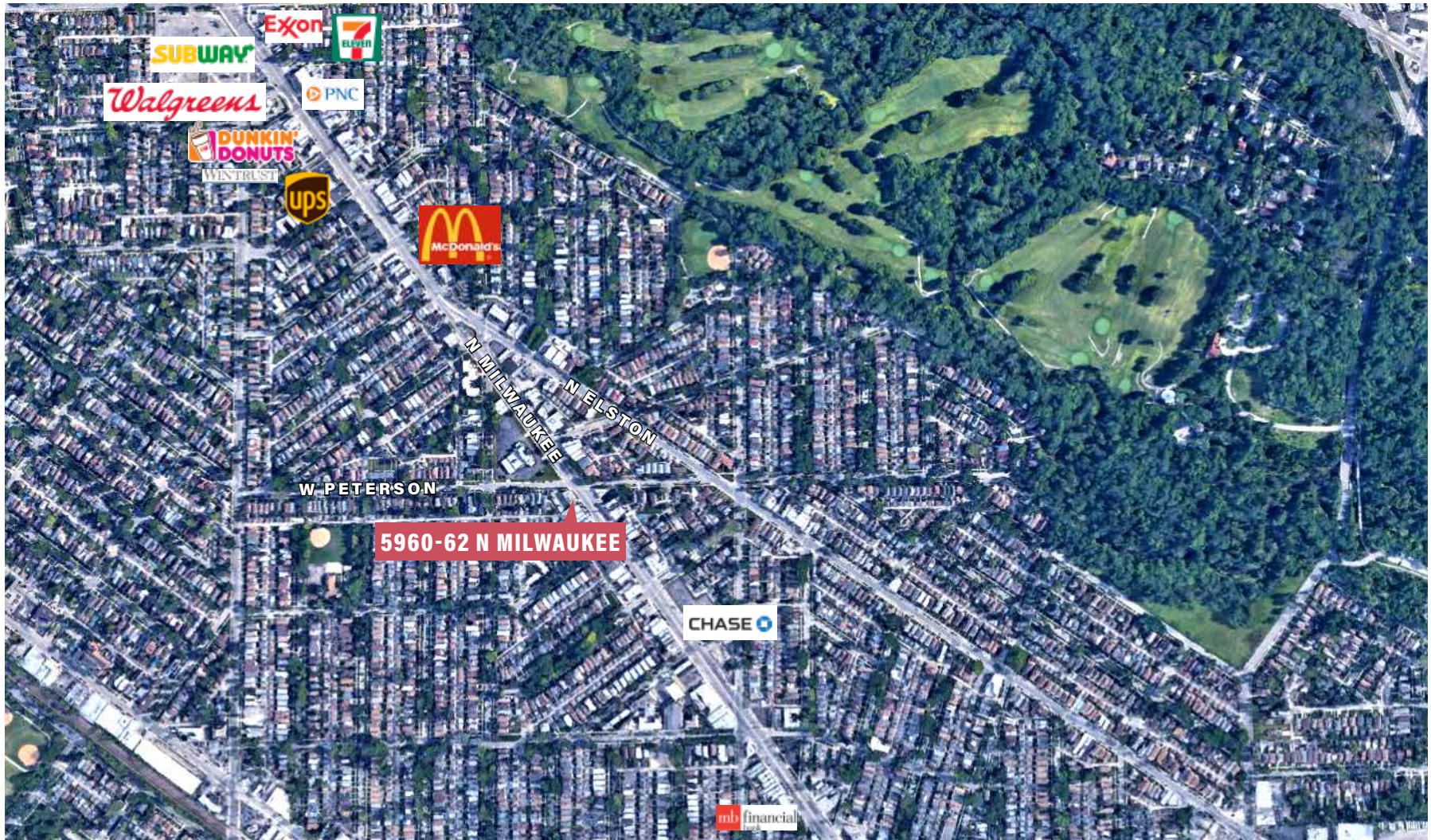
HIGHLIGHTS

- ▶ Close to 90/94 expressway (1 mile)
- ▶ Harlem Blue Line L station (1.9 miles)
- ▶ Jefferson Park Blue Line L station (1.6 miles)
- ▶ Gladstone Park Metrarail Station (0.8 miles)
- ▶ Milwaukee/Peterson Bus Station (270) stops right in front

- ▶ Nearby national tenants include Chase Bank, MB Financial, McDonalds, PNC Bank, UPS Store, Walgreens, Subway, Dunkin' Donuts, Wintrust Bank, Exxon, 7-Eleven
- ▶ Nearby local tenants include The Garage Bar, Amitabul Simply Vegan, Three Counties Irish Pub, Zymi Bakery, Brandy's Gyros, Superdawg, Shop and Save Market, Pasta D'Arte, The Thatch, New Paradise Bakery

DEMOGRAPHICS

	1 MI	3 MI
TOTAL HOUSEHOLDS	8,249	76,517
MEDIAN HH INCOME	\$92,242	\$85,522
TOTAL POPULATION	21,538	202,860
DAYTIME EMPLOYEES	7,106	93,359



INTERIOR PHOTOS



PROPERTY PHOTOS

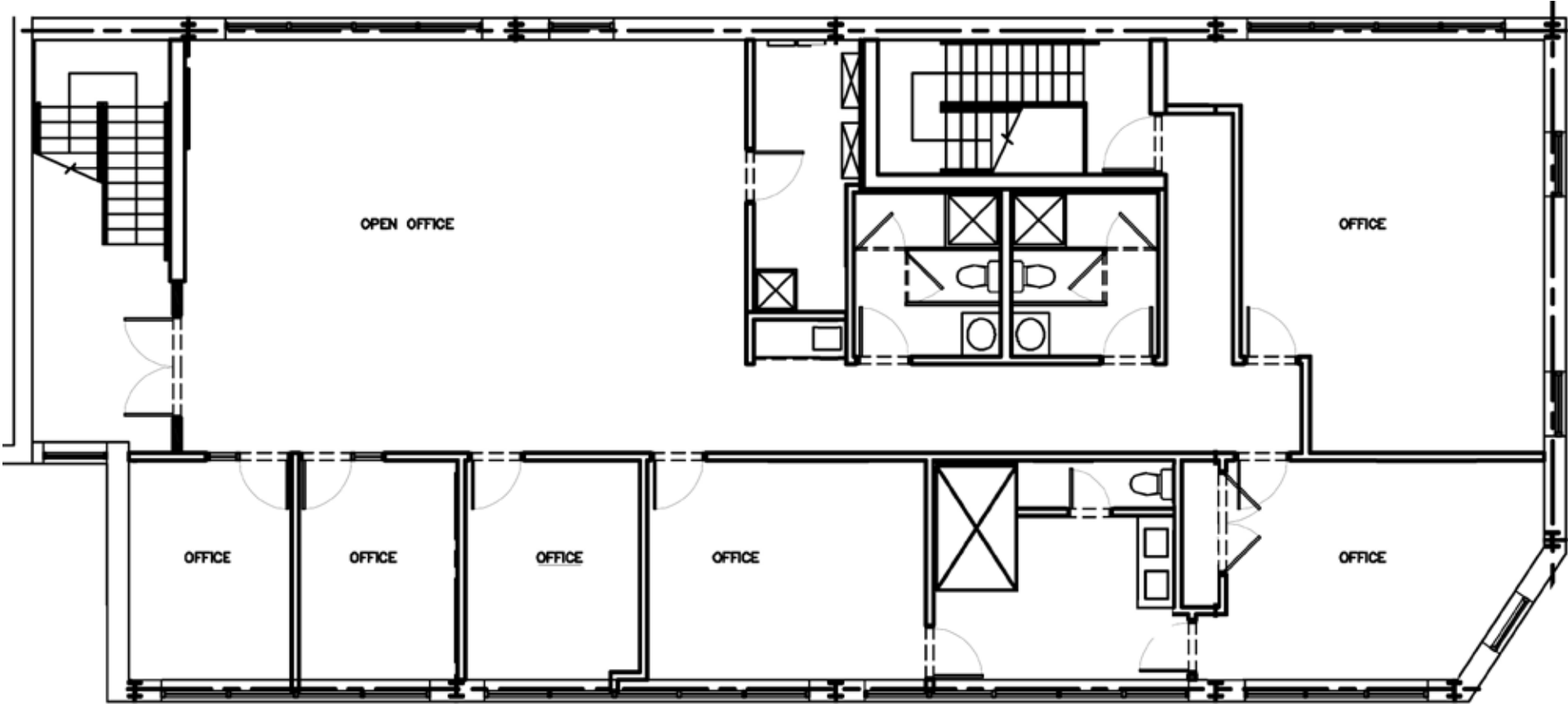


INTERIOR PHOTOS



FLOOR PLAN

SECOND FLOOR





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EXCLUSIVE AGENT

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