

# 7383 N LINCOLN AVENUE

Lincolnwood, IL



**HIGHLY MOTIVATED SELLER!**  
**\$55,000 CURRENT ANNUAL INCOME - 5,480 SF AVAILABLE**

## OFFERING SUMMARY

<b>Building Size</b>	9,845 SF
<b>Available Size</b>	5,480 SF
<b>Office Size (Approx)</b>	1st Floor: (1A) 1,000 SF & (1B) 2,480 SF 2nd Floor: 5,480 SF
<b>Lot Size</b>	0.4 acres
<b>Power</b>	600A / 120/208V
<b>Parking</b>	35 spots
<b>Sale Price</b>	\$695,000
<b>Lease Rate</b>	\$16.00 PSF MG
<b>RE Taxes</b>	\$50,327.77/Yr (2018)

## PROPERTY HIGHLIGHTS

- Two-story masonry office building
- 5,480 SF available (entire 2nd floor)
- Ideal location for easy fast access to O'Hare International Airport and Downtown Chicago
- Close to RTA and CTA
- Close to banks, hotels, and restaurants
- On the same block as the proposed mixed use redevelopment on the former Purple Hotel site
- Abundant parking
- 2 year old HVAC
- Approximately 2,000 SF basement storage space
- 1995 roof tear-off / new layer (approximately 5 years old)
- Zoned O (Office District) and I-3 (Intensive Industrial)

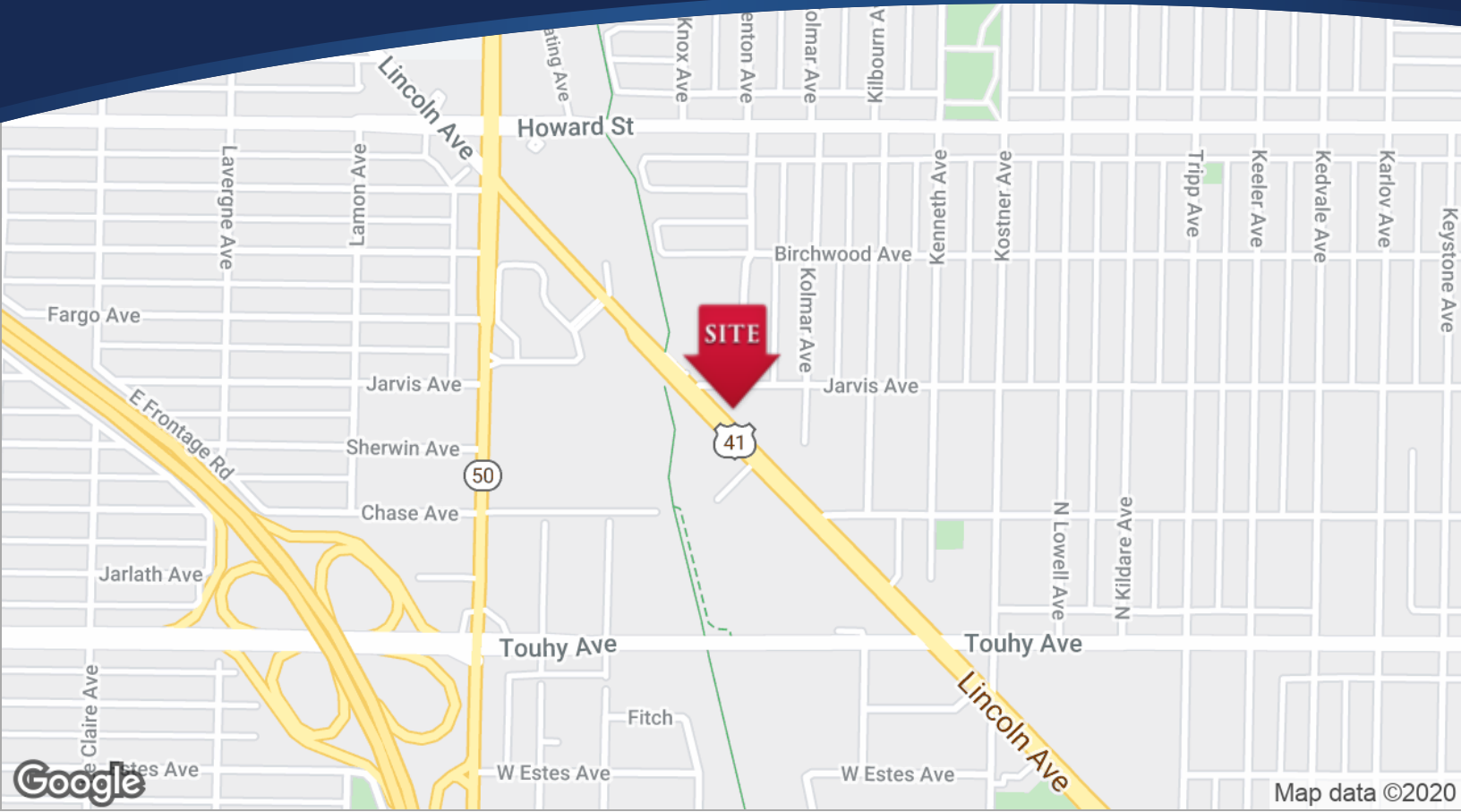
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INVESTOR OR OWNER USER OPPORTUNITY

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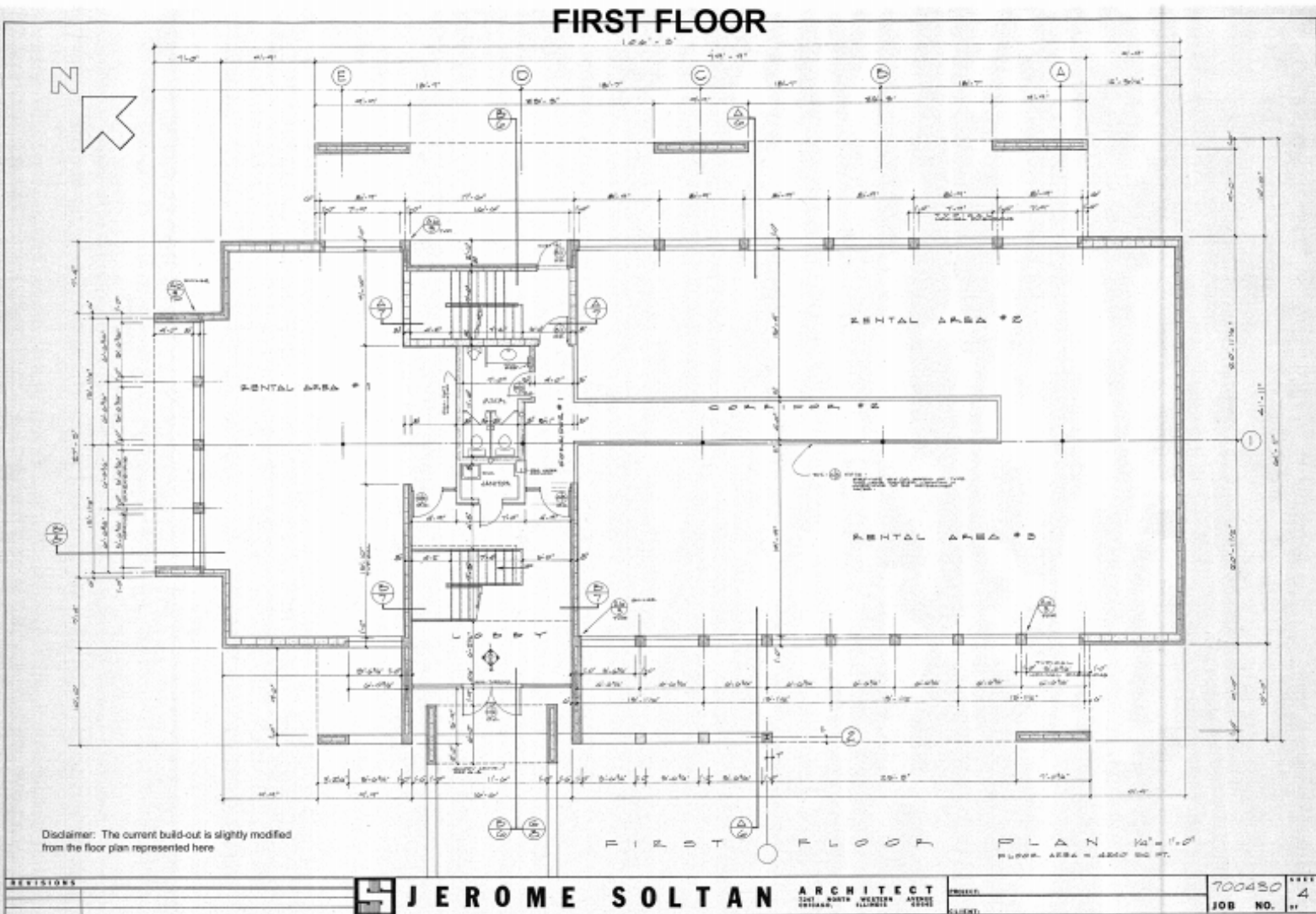


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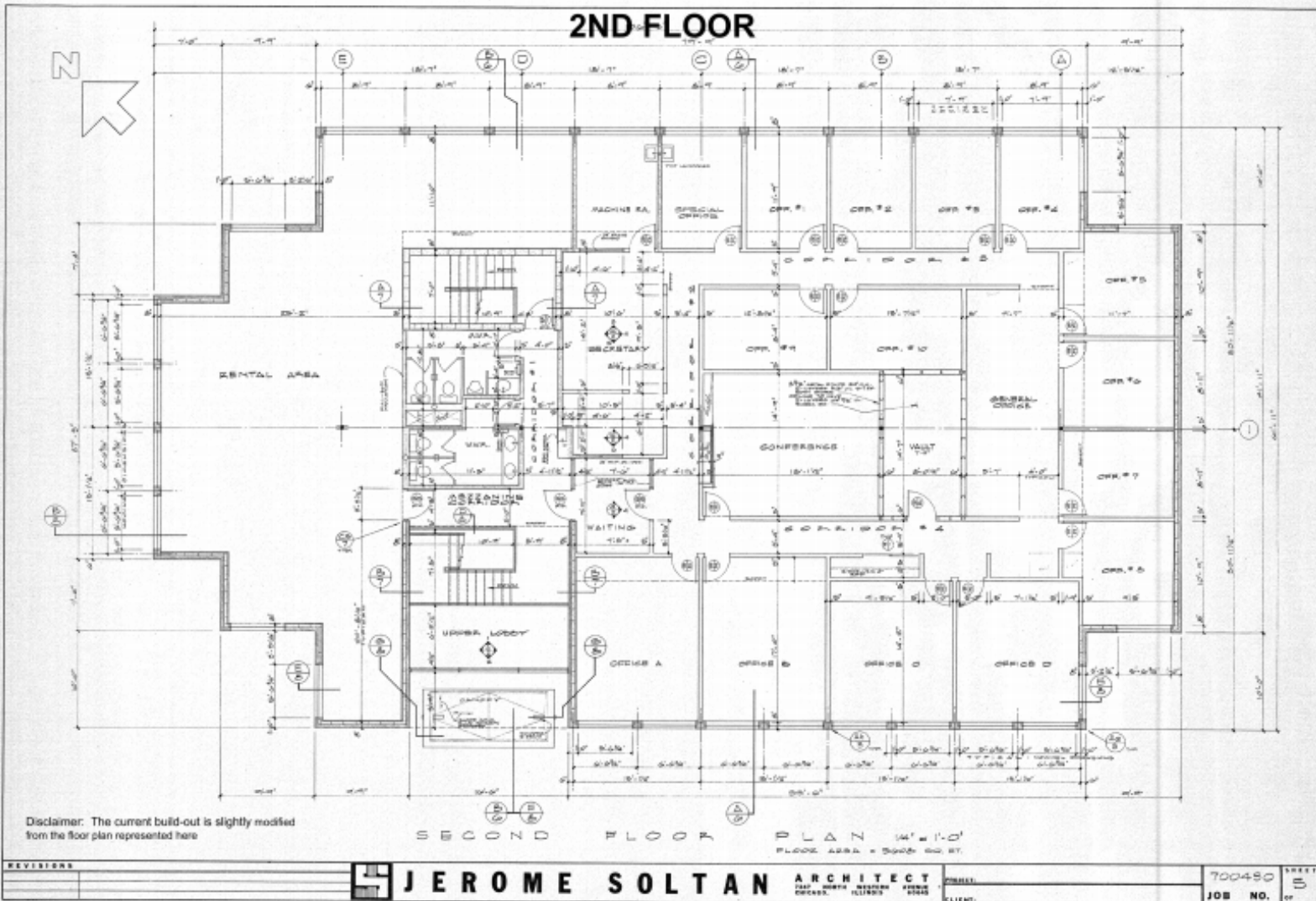


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	Actual Monthly Income	Actual Annual Income	Approx. Size (SF)	Term Ending	Tenant
<b>Rental Income</b>					
<b>1st Floor</b>					
Suite 1A	\$1,500	\$18,000	1,000	Month to Month	Prime Care*
Suite 1B	\$3,100	\$37,200	2,480	September, 2022	O'Brien & Weinstein, LLC
<b>2nd Floor</b>					
Suite 2A			5,480		AVAILABLE
<b>Current Annual Income</b>		<b>\$55,200</b>			
<b>Estimated Landlord Expenses</b>		<b>Annual Expense</b>			
Taxes		\$50,536			
Normal Repairs and Maintenance		\$6,000			
Landscaping		\$1,200			
Snow plow		\$2,000			
Building Insurance		\$2,500			
<b>Total Expenses</b>		<b>\$62,236</b>			

\*Tenant has been there since 2013

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