

3333
TO
3351
N. ELSTON
A V E N U E

3333-3351 N. ELSTON AVENUE

PROPERTY DESCRIPTION

NelsonHill is pleased to present, 3333-3351 N. Elston Avenue, a 79,558 RSF office/retail, multi-tenant building located on N. Elston Avenue. The property features two (2) parcels with \pm 44,411 SF of land within the first parcel and \pm 6,269 SF within the second. 3333-3351 N. Elston Ave. features total parking for thirty-eight (38) cars as well as five (5) exterior docks for loading. The property is located within the thriving Avondale community district of Chicago and is easily accessible via the I-90/94 Expressway, or the CTA Blue Line.

HIGHLIGHTS

- Off-street parking
- Located less than 2,000' from the I-94/90 Expressway
- Easily accessible via CTA Blue Line at Belmont Station, located 0.7-miles away
- Located within the thriving Avondale community

SPECIFICATIONS




BUILDING SIZE	\pm 79,558 RSF
LAND SIZE	PARCEL A: \pm 44,411 SF PARCEL B \pm 6,269 SF TOTAL: \pm 50,680 SF
LOADING	5 EXTERIOR LOADING DOCKS
ZONING	C1-2
WARD/ALDERMAN	33RD/ALD. DEBORAH MELL
PARKING	\pm 38 SURFACE SPACES
PIN(S)	13-24-314-068-0000, 13-24-314-005-0000, 13-24-314-070-0000, 13-24-315-019-0000
2017 TAXES	\$157,429.58 (\$1.98 PSF)
SALE PRICE	\$7,495,000



All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.



MAP LEGEND

-  DIVVY STATION
-  CTA STATION
-  METRA STATION

100 m
500 ft



3333-3351 N. ELSTON AVENUE

PROPERTY LOCATION

Located 6-miles northwest of the Loop, Chicago's Avondale neighborhood was historically a neighborhood which housed many of Chicago's factories because of it's proximity to the Chicago River and network of transportation. The area now features an eclectic mix of of restaurants and businesses which are easily accessible to the rest of Chicago from the I-90/94 Expressways or the CTA train, bus lines or Metra.



Two blocks from 52 Bus California & Roscoe Stop
One mile from Belmont Blue Line Station



Three blocks from the I-90/94 Expressway entrance



One mile from XSport Fitness



Two blocks from the nearest Divvy station



Many bars and restaurants along Elston Avenue

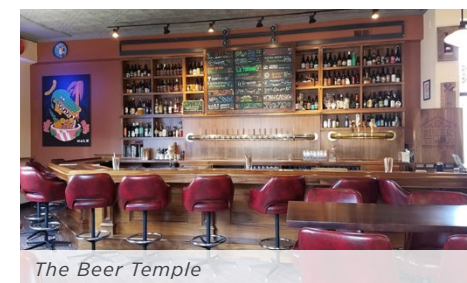
LOCAL AREA AMENITIES



Honey Butter Fried Chicken



Kuma's Corner



The Beer Temple



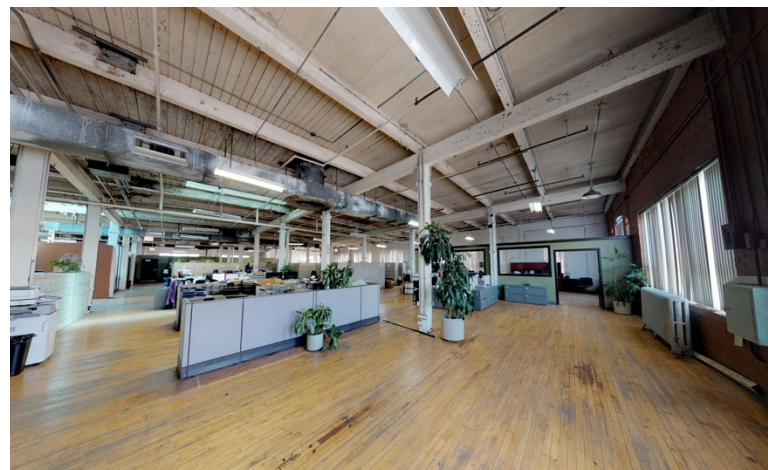
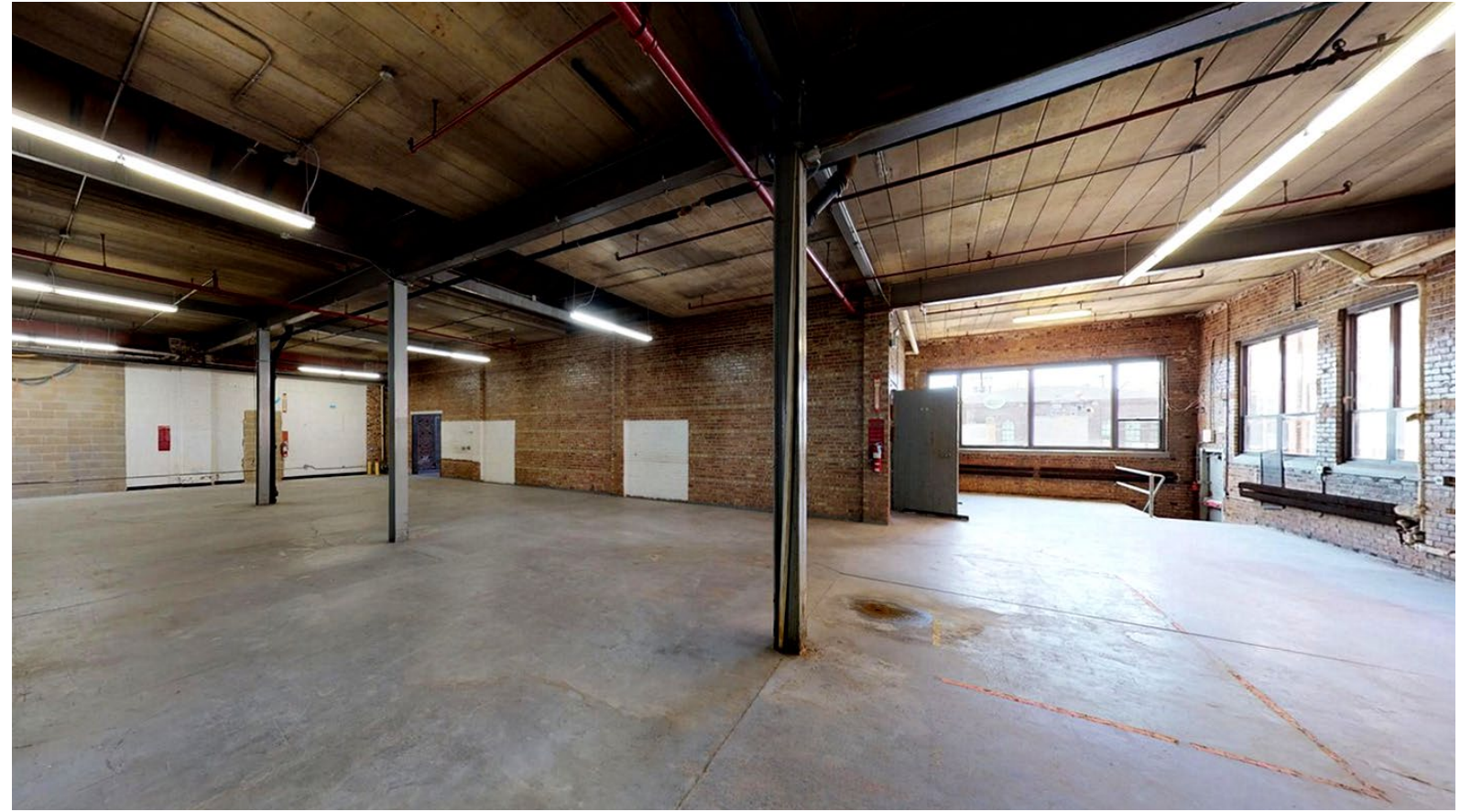
Barra N

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Property Location



PROPERTY PHOTOS



GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
 LICENSE NO. 184-09332
 PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
 TELEPHONE: (773) 685-5102 FAX: (773) 284-4184 EMAIL: INFO@PLCS-SURVEY.COM

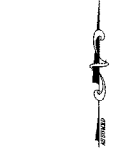
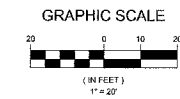
ALTA / ACSM Land Title Survey

Parcel 1
 That part of Lot 11 lying northwesterly of a line drawn from a point on the southwesterly line of said lot, said point being 18.22 feet northwesterly of the south most corner of said Lot (as measured along said southwesterly line) to a point on the northeasterly line of said Lot, said point being 18.17 feet northwesterly of the east most corner of said Lot (as measured along said northeasterly line) in Walter's Subdivision of Lots 33 to 36, both inclusive, and 42 to 54, both inclusive, in Block 3, in Electric Park Subdivision in the South Half of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded March 30, 1911, as Document No. 4731431 in Cook County, Illinois.

Parcel 2
 Lots 3, 4, 5, 6, 7, 8, 9 and 10 in Walter's Subdivision of Lots 33 to 36, both inclusive, and 42 to 54, both inclusive, in Block 3, in Electric Park Subdivision in the South Half of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded March 30, 1911, as Document No. 4731431 in Cook County, Illinois.

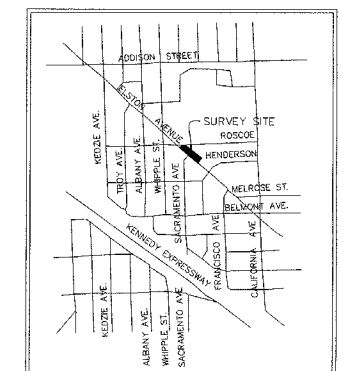
Parcel 3
 The southeasterly 5 feet of Lot 39, all of lots 40 and 41 in Block 3 in Electric Park Subdivision in the South Half of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded October 18, 1894, as Document No. 2119669, in Cook County, Illinois.

TOTAL PROPERTY AREA= 44,411 SQ.FT. OR 1.019 ACRES

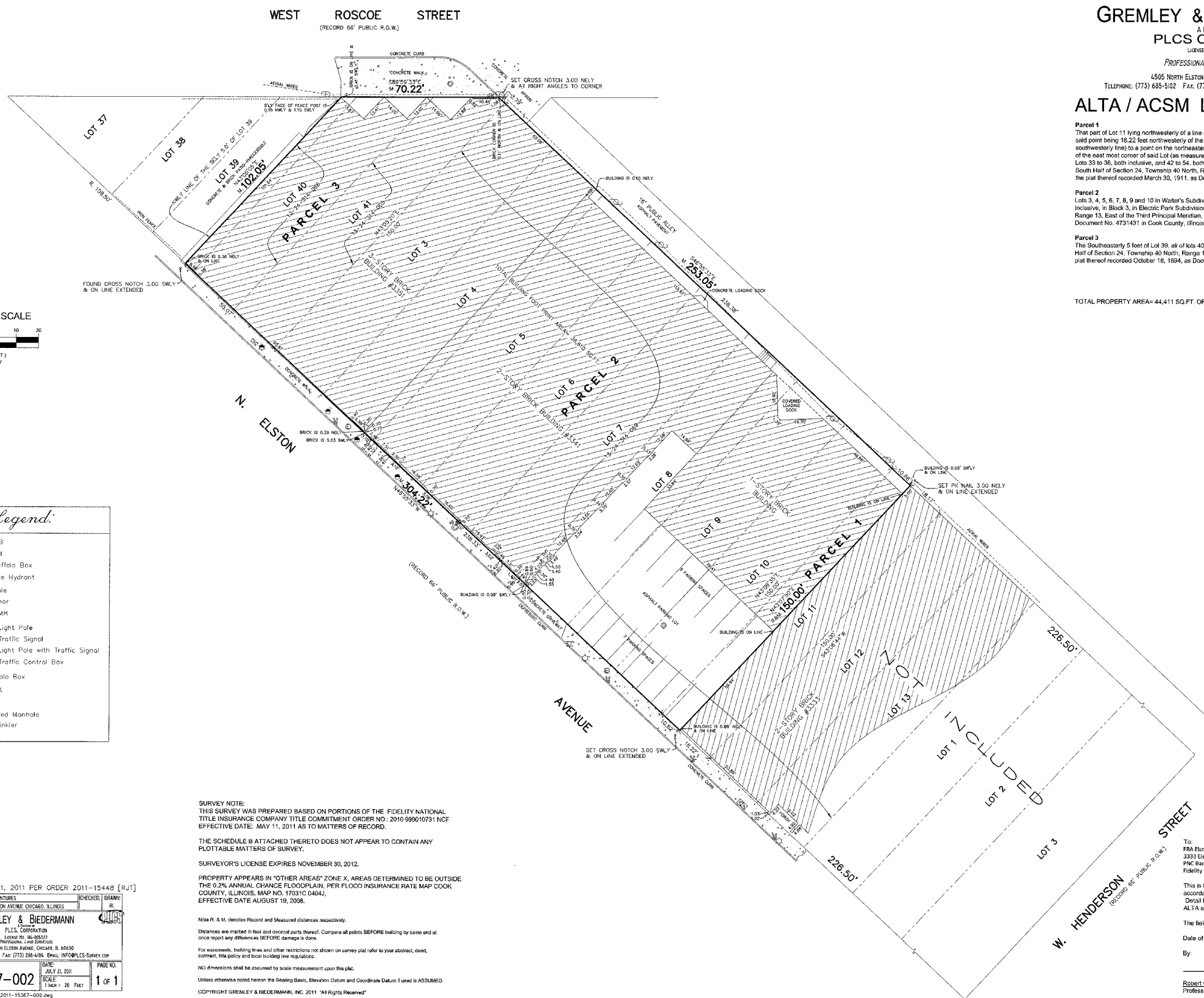


Legend:

⊗	Storm CB
⊙	Water MH
⊕	Water Buffalo Box
⊗	Water Fire Hydrant
⊙	Utility Pole
⊙	Guy Anchor
⊙	Electric MH
⊙	Electric Light Pole
⊙	Electric Traffic Signal
⊙	Electric Light Pole with Traffic Signal
⊙	Electric Traffic Control Box
⊕	Gas Buffalo Box
⊙	Sign Post
⊙	Mail Box
⊙	Unclassified Manhole
⊙	Auto Sprinkler



LOCATION MAP
NO SCALE



SURVEY NOTE:
 THIS SURVEY WAS PREPARED BASED ON PORTIONS OF THE FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 2010 999010731 NCF EFFECTIVE DATE: MAY 11, 2011 AS TO MATTERS OF RECORD.

THE SCHEDULE B ATTACHED THERETO DOES NOT APPEAR TO CONTAIN ANY PLOTTABLE MATTERS OF SURVEY.
 SURVEYOR'S LICENSE EXPIRES NOVEMBER 30, 2012.

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C D404J, EFFECTIVE DATE AUGUST 19, 2008.

Note R. & M. denotes Record and Measured distances respectively.
 Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once to avoid any differences BEFORE damage is done.
 For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.
 NO dimensions shall be assumed by scale measurement upon this plat.
 Unless otherwise noted hereon the Reading Basis, Elevation Datum and Coordinate Datum Used is ASSUMED.
 COPYRIGHT GREMLEY & BIEDERMANN, INC. 2011 "All Rights Reserved"

REVISED: AUGUST 11, 2011 PER ORDER 2011-15448 [RJT]
 ORDERED BY: FSA ELSTON VENTURES
 ADDRESS: 3340-N N. ELSTON AVENUE CHICAGO, ILLINOIS
 CHECKER: DRANK R.
GREMLEY & BIEDERMANN
 P.L.C.S. CORPORATION
 LICENSE NO. 184-09332
 PROFESSIONAL LAND SURVEYORS
 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
 TELEPHONE: (773) 685-5102 FAX: (773) 284-4184 EMAIL: INFO@PLCS-SURVEY.COM
 ORDER NO. **2011-15367-002** DATE: JULY 21, 2011 SCALE: 1 INCH = 20 FEET PAGE NO. **1 OF 1**
 G:\CAD\2011\2011-15367\2011-15367-002.dwg








To:
 FFA Elston Venture, LLC, an Illinois limited liability company
 3333 Elston Building, LLC, an Illinois limited liability company
 PNC Bank National Association, its successors or assigns
 Fidelity National Title Insurance Company
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(e), 7(d)(1), 8, 9, and 11(a) of Table A thereof.
 The field work was completed on July 21, 2011.
 Date of Plat _____
 By: _____
Robert G. Biedermann
 Professional Illinois Land Surveyor No. 2802

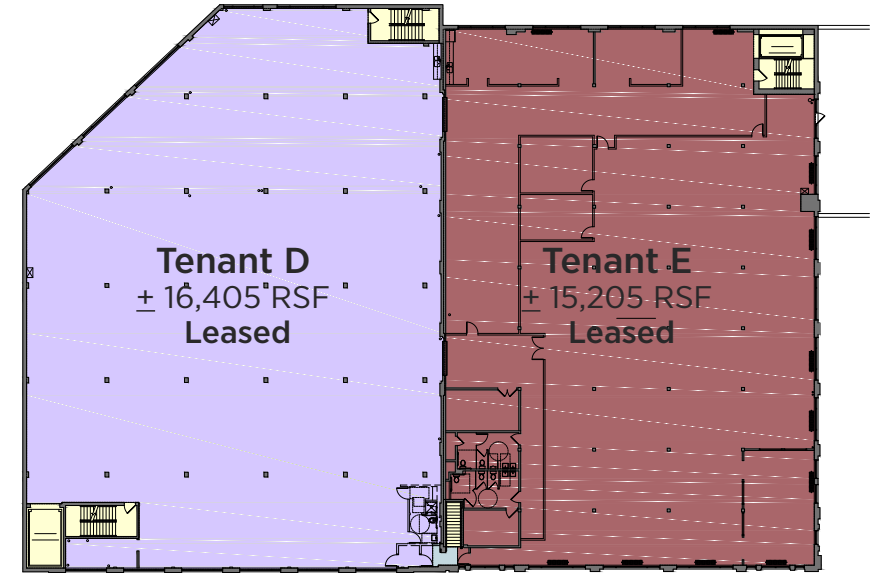


PROPERTY FLOORPLANS

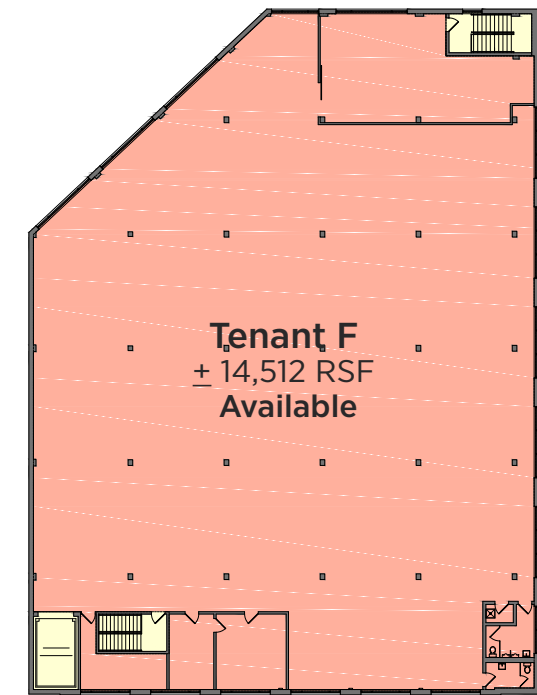


FIRST FLOOR

 Building Common Area ± 8,523 RSF	 Tenant D ± 16,405 RSF, Leased
 Tenant A ± 11,130 RSF, Leased	 Tenant E ± 15,205 RSF, Leased
 Tenant B ± 9,828 RSF, Leased	 Tenant F ± 16,208 RSF, Available
 Tenant C ± 10,783 RSF, Available	



SECOND FLOOR

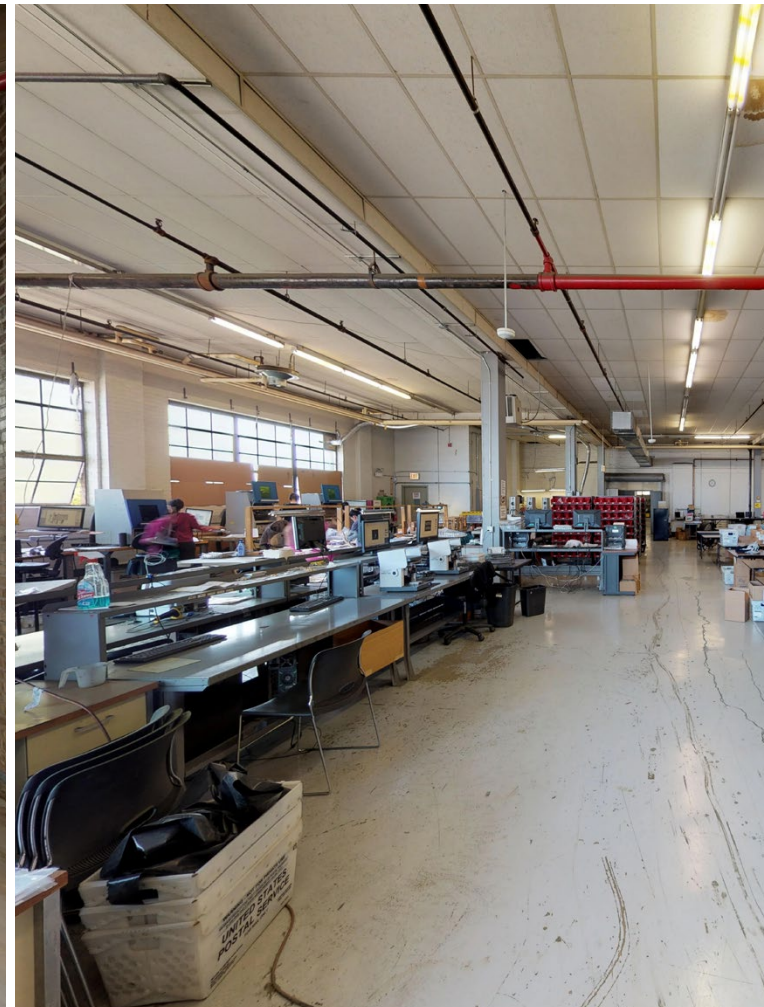


THIRD FLOOR





AVONDALE
—
PORTFOLIO
OPPORTUNITY



CONTACT
—
 **NelsonHill**
Creating Maximum Value in Real Estate

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