



**Office/Tech**  
 Status: **ACTV**  
 Area: **8011**  
 Address: **5420 N Milwaukee Ave, Chicago, Illinois 60630**  
 Directions: **North of Foster, South of Bryn Mawr on Milwaukee, North of the Kennedy Expressway (I-90/94).**  
 Sold by:  
 Closed:  
 Off Mkt:  
 CTGF:  
 County: **Cook**  
 Coordinates: **N:5420 W:5650**  
 Year Built: **1960**  
 Subtype: **Office**  
 Zoning Type: **Commercial**  
 Actual Zoning: **B3-1**

MLS #: **09115150**  
 List Date: **01/11/2016**  
 List Dt Rec: **01/12/2016**  
 Contract:  
 Points:  
 List. Mkt Time: **206**  
 Township: **Jefferson**  
 PIN #: **13082110380000**  
 Blt Before 78: **Yes**  
 # Stories: **1**  
 # Units:  
 # Tenants:

List Price: **\$354,000**  
 Orig List Price: **\$354,000**  
 Sold Price:  
 Lease SF/Y:  
 Rented Price:  
 Mthly. Rnt. Price:  
 Subdivision:  
 Multiple PINs: **No**  
 Min Rent. SF: **1800**  
 Max Rent. SF: **1800**

Lot Dimensions: **25 X 104**  
 Acreage:  
 Land Sq Ft: **2600**  
 Approx Total Bldg SF: **1875**  
 Gross Rentable Area:  
 Net Rentable Area:  
 Estimated Cam/Sf:  
 Est Tax per SF/Y:  
 Lease Type:

**Remarks:** Beautifully renovated by current owner. High visibility storefront. Brick commercial building w/ detached garage. Currently used as psychiatrist office w/ private offices, reception area, waiting room, conference/lunchroom w/ kitchen & 2 bathrooms. Hardwood floors in offices, new plumbing, electric, windows, 5 year old roof, total renovation cost \$140K. Enhanced visibility sign makes it impossible to miss.

Approximate Age: **New Rehab**  
 Type Ownership: **Corporation, Land Trust**  
 Frontage Acc: **City Street**  
 Docks/Delivery:  
 # Drive In Doors: **0**  
 # Trailer Docks: **0**  
 Geographic Locale: **Chicago Northwest**  
 Location: **Central Business District, Mixed Use Area, Public Transport Avail**  
 Construction: **Brick, Concrete Block**  
 Building Exterior: **Brick**  
 Foundation: **Concrete**  
 Roof Structure: **Flat**  
 Roof Coverings: **Rubber**  
 Air Conditioning: **Central Air**  
 Heat/Ventilation: **Forced Air**  
 Electrical Svcs: **Circuit Breakers, 101-200 Amps, 240V Power, 3 Phase**  
 Fire Protection: **Fire Extinguisher/s**  
 Current Use: **Office and Research**  
 Potential Use: **Commercial, Office and Research, Retail**  
 Client Needs: **Cash**  
 Client Will:

Misc. Outside:  
 # Parking Spaces: **1**  
 Indoor Parking: **Detached**  
 Outdoor Parking:  
 Misc. Inside: **Common Meeting Room/s, Public Restroom/s**  
 Floor Finish: **Carpet, Parquet, Wood**  
 Extra Storage Space Available:  
 Water Drainage: **Storm Sewers**  
 Utilities To Site: **Electric to Site, Gas to Site, Water-Municipal**  
 HERS Index Score:  
 Green Disc: **No**  
 Green Rating Source:  
 Green Feats:  
 Known Encumbrances:  
 Backup Info:  
 Tenant Pays: **Other**  
 Possession:  
 Sale Terms:  
 Investment:  
 Users:

**Financial Information**

Gross Rental Income/Month: **\$0**  
 Total Income/Month:  
 Total Income/Annual: **\$0**  
 Annual Net Operating Income: **\$0**  
 Net Operating Income Year:  
 Cap Rate:  
 Real Estate Taxes: **\$11,708.40**  
 Tax Year: **2014**  
 Total Annual Expenses: **\$0**  
 Expense Year:  
 Expense Source:  
 Loss Factor:

**Agent Remarks:** Please text or call Wesley at 773-671-5656 to show. Also there is 1.5 car garage behind the building.

Internet Listing: **Yes**  
 VOW AVM: **Yes**  
 Listing Type: **Exclusive Right to Sell**  
 Coop Comp: **2.5% - \$295 (on Net SP)**  
 Information: **Other-See Remarks**  
 Broker: **Coldwell Banker Residential (3940)**  
 List Agent: **Wesley Walligora (40080)**  
 Email: **wesley.walligora@cbexchange.com**  
 Co-lister:  
 Remarks on Internet?: **Yes**  
 VOW Comments/Reviews: **Yes**  
 Address on Internet: **Yes**  
 Other Compensation:  
 Cont. to Show?:  
 Ph #: **(847) 272-9880**  
 Ph #: **(773) 671-5656**  
 Agent Alt Ph #:  
 Ph #:  
 Agent Owned/Interest: **No**  
 Lock Box: **None**  
 Special Comp Info: **None**  
 Call for Rent Roll Info:  
 Expiration Date:  
 Team:  
 Agent Addn'l Info:

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