

5097 N. Elston Ave., Chicago, IL

\$700,000



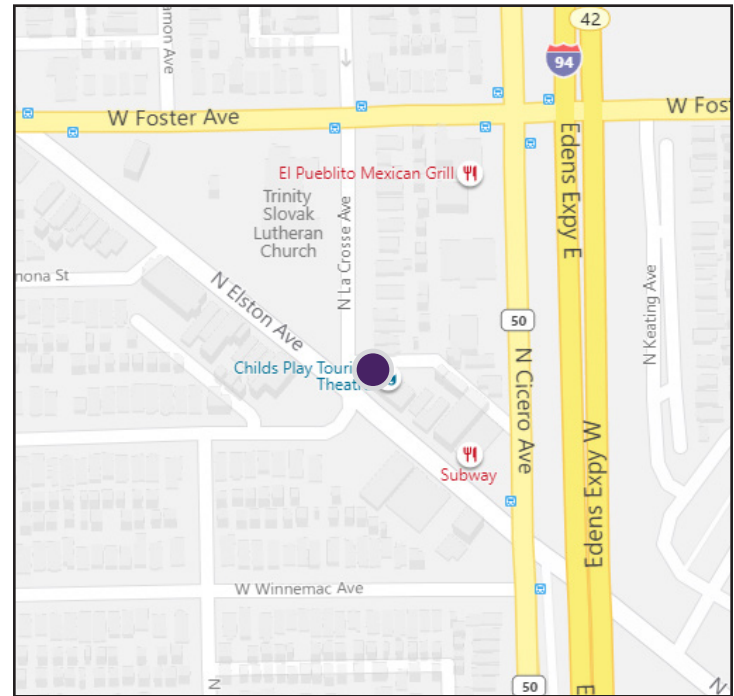
**Receiver Order
Immediate Sale!**
Property Highlights

- 16,266 SF office building includes 4,066 SF lower level space
- Current annual rents: \$144K
- Potential to rehab or redevelop
- Opportunity to add value through leasing
- Substantial frontage on Elston
- Several long-term tenants
- Parking on site
- Short drive to Kennedy & Edens
- Land area: 10,942
- Zoning: B3-1
- Taxes (2019): \$ 32,374 (recently reduced)

Property Overview

Located just off the intersection of Elston and Cicero, a 16,266 SF office is for receiver order's immediate sale. The building has been divided into a total of 18 suites, with more than half occupied by long-term tenants on short-term leases. Opportunity for investors or users to rehab or redevelop. There is good in-place income with potential to add value. Close to Edens and Kennedy expressways and public transportation.

Jefferson Park is on the northwest side of the city and features several commercial corridors within the largely residential neighborhood including along Elston Avenue and Northwest Highway.



| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|----------------|----------|----------|-----------|
| Population | 27,654 | 338,140 | 1,006,034 |
| Households | 10,166 | 117,815 | 375,674 |
| Average Income | \$74,939 | \$63,704 | \$60,842 |

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