



# FOR SALE OFFICE AND WAREHOUSE



## PRESENTING

3924 W. Devon  
Lincolnwood, IL 60712

CHICAGO  
REAL ESTATE  
RESOURCES INC

Offered by:

Sean Mason 773-412-7582  
SeanM@CRER.com

Michael Weaver 312-446-5018  
MichaelW@CRER.com

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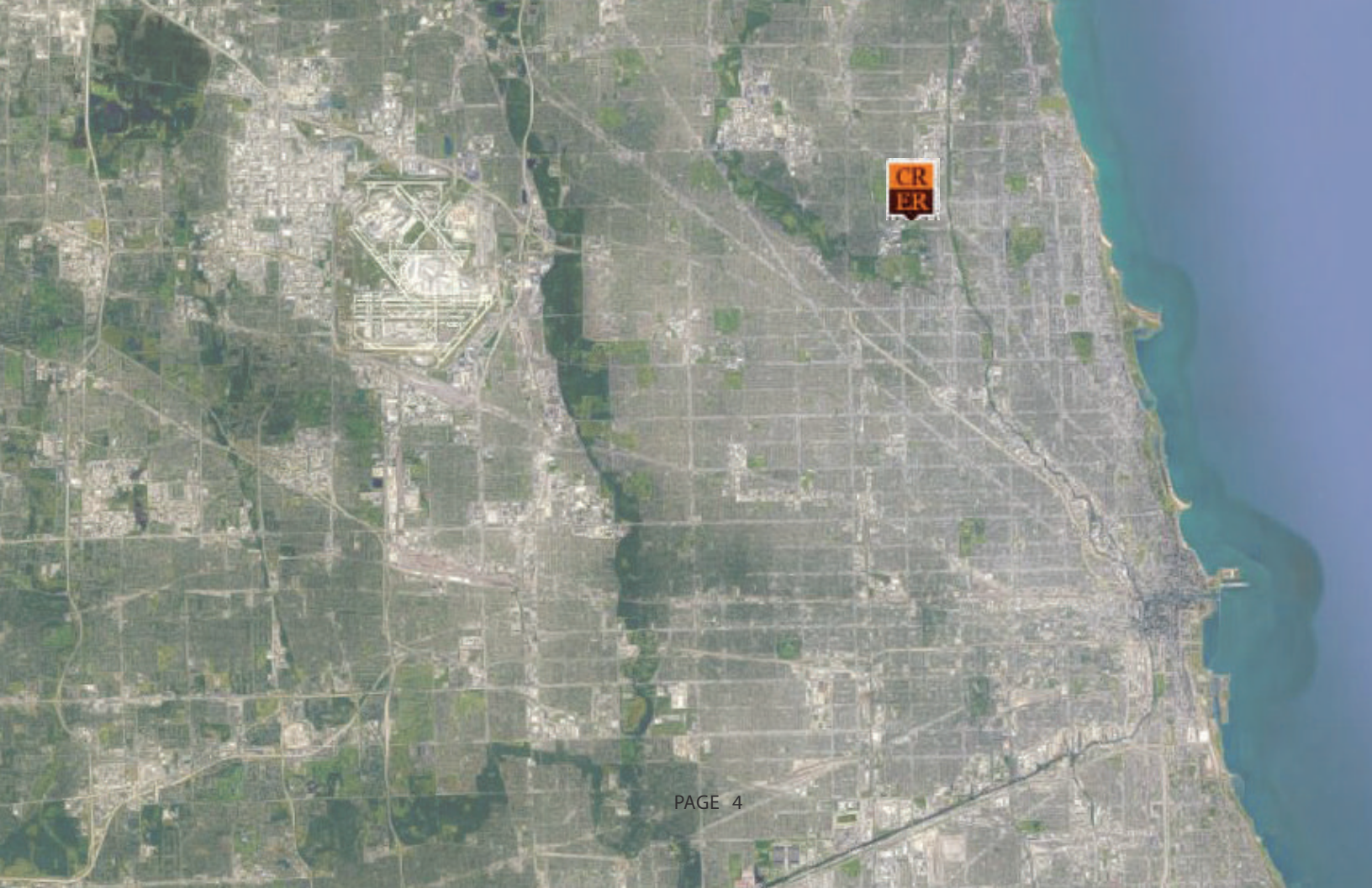
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Chicago Real Estate Resources, Inc.  
205 N. Michigan Ave. Suite 2950  
Chicago, IL 60601  
[www.CRER.com](http://www.CRER.com)

Sean Mason  
773-412-7582 [SeanM@CRER.com](mailto:SeanM@CRER.com)  
Michael Weaver  
312-446-5018 [MichaelW@CRER.com](mailto:MichaelW@CRER.com)



## ■ PROPERTY INFORMATION

### PROPERTY ADDRESS:

3924 W. Devon Lincolnwood, IL

Multi-tenant Office/Warehouse Opportunity.

### PROPERTY OVERVIEW:

8%+ Cap Rate for 25,000 SF Building with two depressed interior docks, one DID. 93% leased, 51 parking spaces.

Great location at Devon and Pulaski, minutes to Edens Expressway.

### BUILDING SPECIFICATIONS

• Price	\$2,100,000
• Property Type	Multi-Tenant Office/Warehouse
• Property Sub-type	Light Distribution
• Building Class	C
• Sale Type	Investment
• Lot Size	0.72 AC
• Building Area	25,652 SF
• Parking Spaces	51
• Parking Ratio	2/1000 SF
• Loading	2 Depressed Interior Docks 1 Drive-In Door
• Warehouse Ceiling Height	18'
• Zoning Description	B-2

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Sean Mason  
773-412-7582 [SeanM@CRER.com](mailto:SeanM@CRER.com)  
Michael Weaver  
312-446-5018 [MichaelW@CRER.com](mailto:MichaelW@CRER.com)

# AERIAL PHOTOS



# EXTERIOR PREVIEW



# INTERIOR PHOTOS

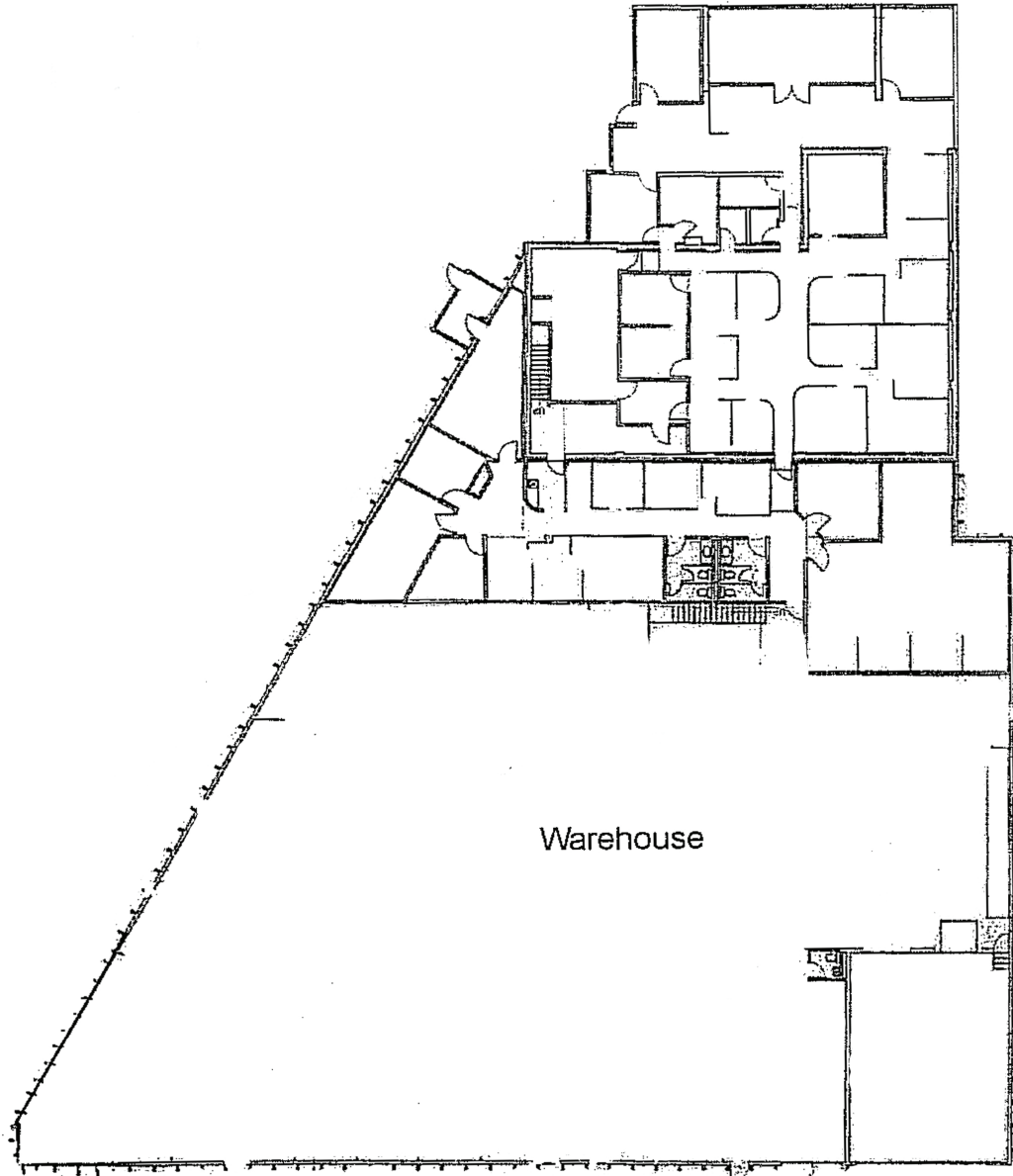




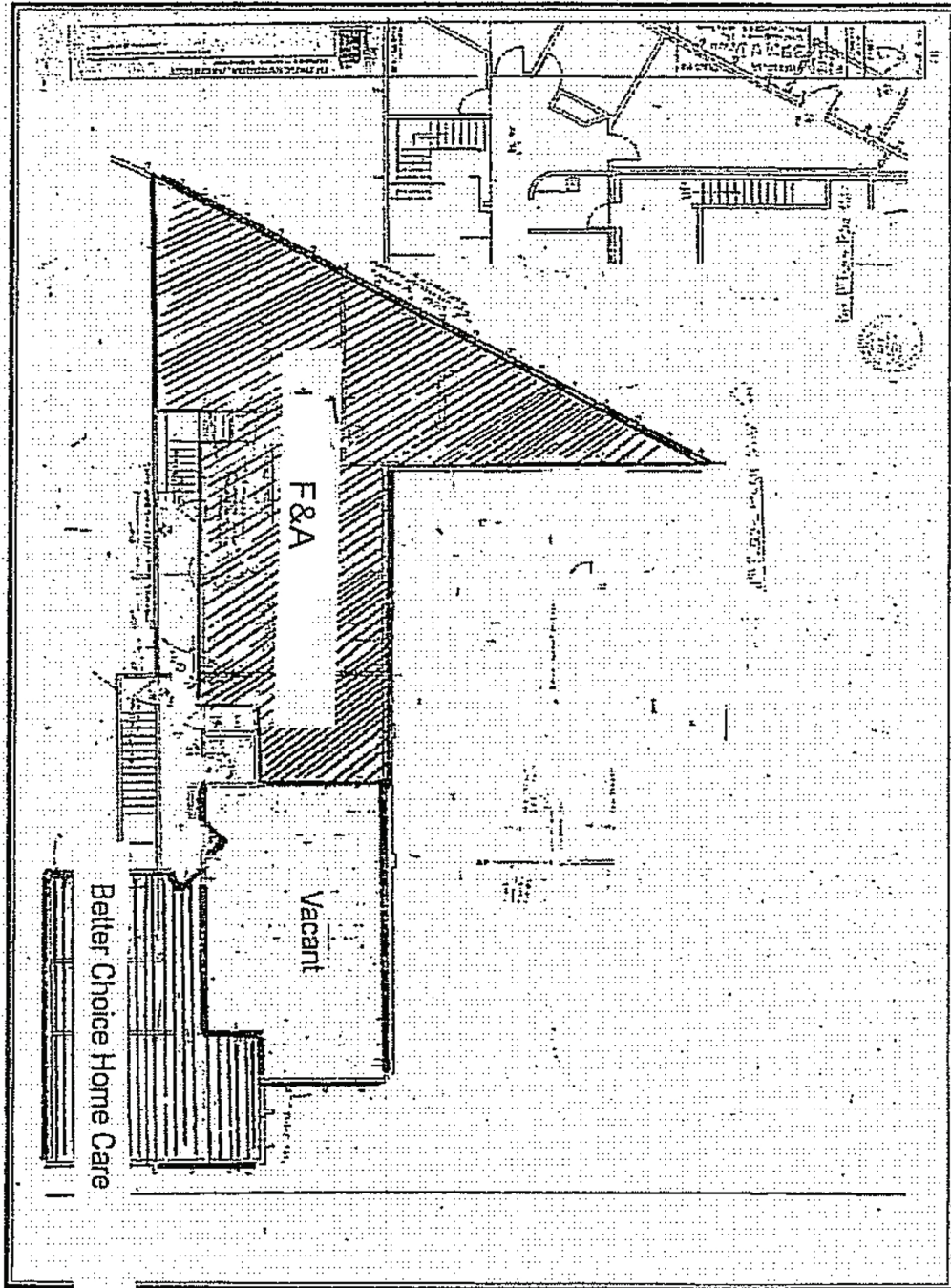
## WAREHOUSE PHOTOS



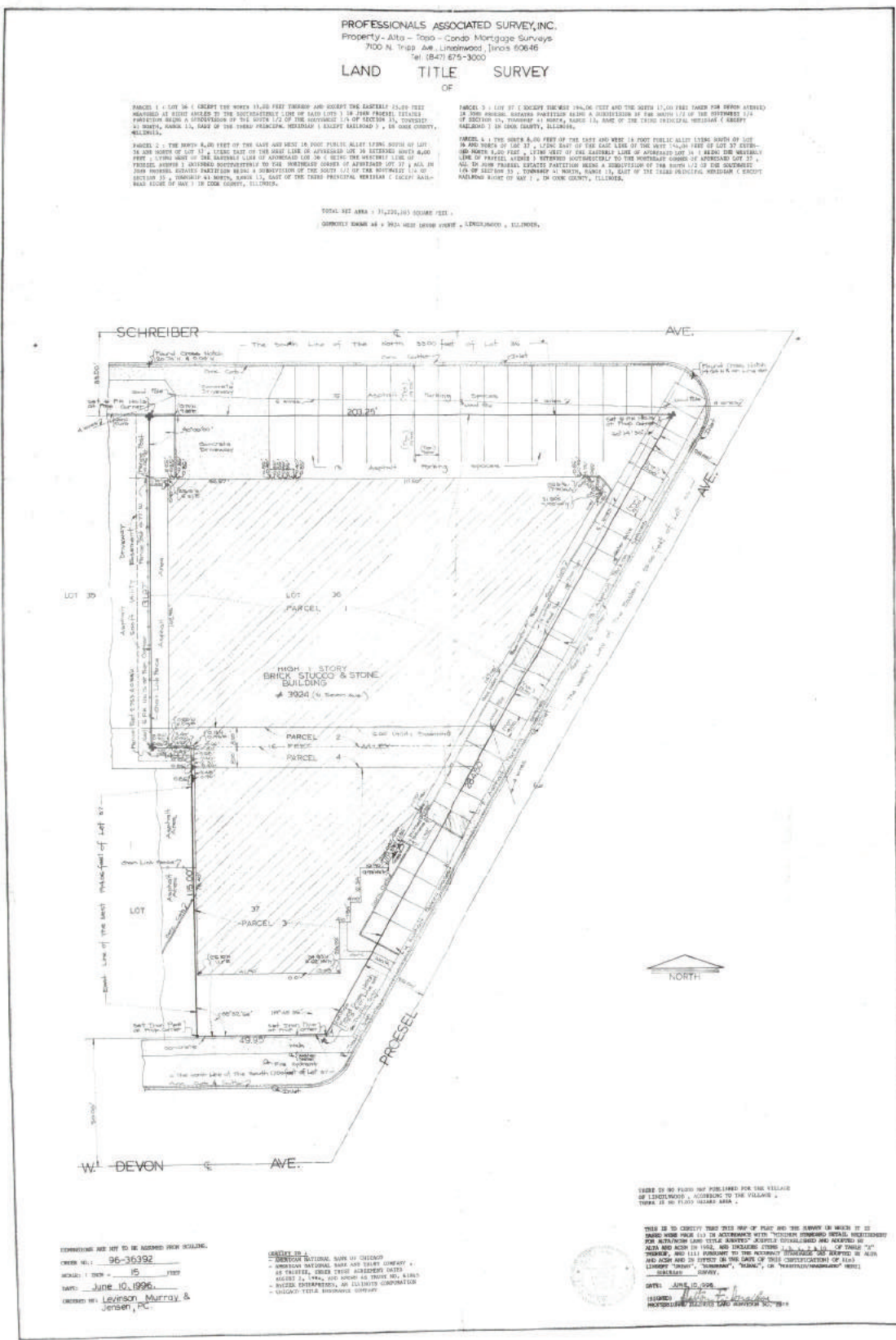
# ■ FLOOR PLAN - 1ST FLOOR



# FLOOR PLAN - 2ND FLOOR



# PROPERTY SURVEY



## DEMOGRAPHICS

### 3924 W Devon Ave

Lincolnwood, IL 60712 - North Cook Ind Submarket  
 25,652 SF For Sale at \$2,100,000 (\$81.86/SF) 8,050 SF Available for lease with Avg Office Rent of \$13.37/fs  
 25,652 SF Class C Flex Light Distribution Building Built in 1955

Summary **Demographics** Daytime Employment Consumer Spending Traffic

Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2022 Projection	18,528	320,095	893,680
2017 Estimate	18,350	320,686	894,940
2010 Census	17,438	323,450	900,772
Growth 2017-2022	0.97%	(0.18%)	(0.14%)
Growth 2010-2017	5.23%	(0.85%)	(0.65%)
2017 Population Hispanic Origin	1,971	90,056	244,728
<b>2017 Population by Race:</b>			
White	12,227	222,125	669,905
Black	280	24,738	73,536
Am. Indian & Alaskan	58	3,015	8,072
Asian	5,246	60,504	118,471

## TRAFFIC COUNT

### 3924 W Devon Ave

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Summary Demographics Daytime Employment Consumer Spending **Traffic**

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject	Type
W Devon Ave	W Proesel Ave	0.02 E	23,516	2015	0.04	MPSI...
W Devon Ave	N Springfield Ave	0.01 E	28,562	2015	0.07	MPSI...
W Devon Ave	Hamlin Ave	0.03 E	20,991	2015	0.14	MPSI...
W Devon Ave	N Avers Ave	0.02 W	28,894	2010	0.14	MPSI...
N Proesel Ave		0.00	564	2010	0.21	MPSI...
W Proesel Ave	Loyola Ave	0.03 SW	551	2016	0.21	MPSI...
Crawford Ave	Albion Ave	0.01 S	10,900	2016	0.24	MPSI...
Crawford Ave	Albion Ave	0.02 S	15,043	2010	0.24	MPSI...
Lincoln Ave		0.00	30,961	2010	0.25	MPSI...
N Pulaski Rd	W Granville Ave	0.04 S	17,741	2015	0.26	MPSI...

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## RENT ROLL

UNIT	MONTHLY RENT BASE YEAR	TERM	ANNUAL RENTAL INCREASE	OPTIONS	RENT/SGF	SGFT
100A&B	\$3,591.00	11/1/17 - 10/31/22	3%	(1) 4 yr. option	\$14.12	3,051 sq. ft.
100C	\$1,000.00	10/1/17 - 09/30/20	3%	---	\$14.15	848 sq. ft.
100D**	\$1,000.00	---	---	---	\$19.48	616 sq. ft.
200A	\$500.00	06/1/17 - 05/31/18	---	---	\$34.28	175 sq. ft.
200B	\$750.00	Month to Month	---	---	\$25.14	358 sq. ft.
200C	\$300.00	Month to Month	---	---	\$31.30	115 sq. ft.
200D**	\$300.00	---	---	---	\$31.30	115 sq. ft.
200E&F**	\$500.00	---	---	---	\$26.00	230 sq. ft.
200G	\$300.00	Month to Month	---	---	\$31.30	115 sq. ft.
200 H&I	\$1,500.00	10/31/17 - 4/09/22	3%	---	\$16.14	1,115 sq. ft.
202	\$2,500.00	10/16/16 - 9/30/19	3%	---	\$15.79	1,900 sq. ft.
204**	\$850.00	---	---	---	\$12.75	800 sq. ft.
205	\$850.00	03/1/17 - 02/28/19	3%	---	\$12.00	850 sq. ft.
300	\$7,461.00	10/1/13 - 09/30/18	3%	(2) 5 yr. options	\$8.21	13,250 sq. ft.
	\$1,608.00					
	Monthly Income	\$23,010.00				23,538 sqft

\* Warehouse - Tenant is responsible for all utilities, common, area maintenance, internal repairs, tax and insurance stops. The base year is 2013

\*\* Projected

Annual Gross Income (100% occupied)	\$ 276,120.00
Expenses	
Insurance (2017)	\$ 6,316.00
Real Estate Taxes (2016)	\$ 66,390.00
Maintenance (2017)	\$ 12,187.00
Reserve	\$ 5,000.00
Nicor Gas	\$ 4,061.00
Com Ed	\$ 9,359.00
Water	\$ 876.00
Total Expenses	(\$104,178.00)
Net Operating Income	\$ 171,942.00

# RETAIL MAP



**OVERVIEW:**

- |                              |                                    |                                     |
|------------------------------|------------------------------------|-------------------------------------|
| 1. CVS Pharmacy              | 11. Professional Building          | 20. T's Grand Slam<br>Pizza & Grill |
| 2. Dunkin Donuts             | 12. Amron Hall                     | 21. Public Storage                  |
| 3. Danziger Kosher Catering  | 13. International Career Institute | 22. Gordiano's                      |
| 4. Nylok Corporation         | 14. Balkan Imports                 | 23. Shell Gas Station               |
| 5. AB Company                | 15. LA Tan Corporate Office        | 24. Monastero's                     |
| 6. 6600 Office Center        | 16. Stay Care Management           | 25. Backyard Grill                  |
| 7. Advocate Medical Group    | 17. Red ID, Inc                    | 26. Devon Executive Center          |
| 8. Adams Machinery           | 18. General Cutting Tool Services  |                                     |
| 9. Farabi Distributors       | Imperial Building Group            |                                     |
| 10. The Lock Up Self Storage | 19. US Postal Office               |                                     |

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