

FREESTANDING BUILDING AVAILABLE FOR SALE OR LEASE

1823 W 47TH STREET

SPECIFICATIONS - FOR SALE

Price: \$1,800,000
 Price/SF: \$206.59
 Building Size: 8,713 SF
 Lot Size: 15,360 SF

SPECIFICATIONS - FOR LEASE

Size: 4,380 SF
 (Divisible to 2,000 SF)
 Rental Rate: \$15 PSF

HIGHLIGHTS

- Move in ready bank branch or office building
- Well maintained asset with nice existing conditions
- Designed for multi tenant use (by floor)
- Possible alternative uses include medical office, education or community organization
- Corner location with nice curb appeal that is highly visible off busy 47th Street
- 14 car surface parking lot
- Located approximately 5 miles southwest of Chicago's CBD in the heart of the Back of the Yards neighborhood
- Two story brick building with a fully built out lower level with kitchen and conference area



DEMOGRAPHICS

	1.00 MI	2.00 MI	3.00 MI
Population	33,209	136,138	312,732
Daytime Employment	9,827	35,210	83,101
Average HH Income	\$40,267	\$46,240	\$45,233

AREA CO-TENANTS



Exclusive Leasing Agent:

Noah O'Neill, Vice President | RN Realty LLC | noneill@rnrealty.com | 312.245.5206