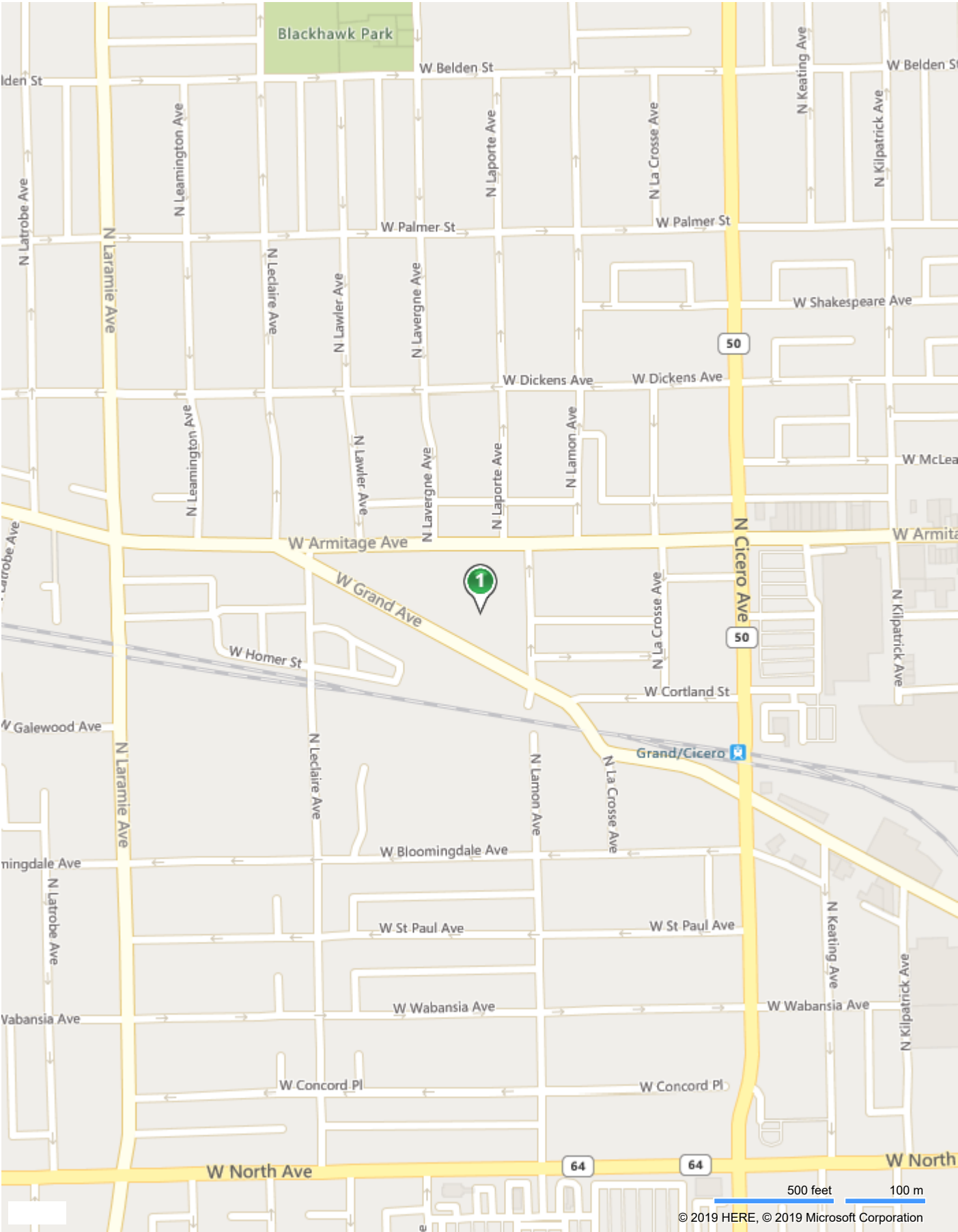




**Office/Tech**Status: **ACTV**Area: **8019**Address: **4926 W Grand Ave Unit 2, Chicago, IL 60639**
Directions: **Grand Ave W of Cicero Ave S of Armitage Ave**

Closed:

Off Mkt:

CTGF:

County: **Cook**Year Built: **1963**Subtype: **Office, Other, Technical/Research & Development**

Zoning Type:

Actual Zoning: **M1-1**Mobility Score: **56 - Fair Mobility!** ?List Price Per SF: **\$0**MLS #: **10335529**List Date: **04/08/2019**List Dt Rec: **04/08/2019**Contract:
Concessions:
List. Mkt Time: **15**
Township: **Jefferson**
PIN #:Blt Before 78: **Yes**# Stories: **2**

Units:

Tenants:

Unit SF:

List Price: **\$0**Orig List Price: **\$0**

Sold Price:

Lease SF/Y: **\$15.60**

Rented Price:

Mthly. Rnt. Price: **\$2,600**

Multiple PINs:

Min Rent. SF: **2000**Max Rent. SF: **2000**

Relist:

Lot Dimensions:

Acreage: **0.13**

Land Sq Ft:

Approx Total Bldg SF:

Gross Rentable Area:

Net Rentable Area:

Estimated Cam/Sf: **\$0**Est Tax per SF/Y: **\$0**Lease Type: **Gross**

Remarks: **Executive office available now! Convenient location - walk to Grand/Cicero Metra stop, Chase Bank, Post office, Home Depot, Walmart, Dunkin Donuts and more! Close to major street arteries - easy access all around! 30 min drive time to downtown Chicago! Construction businesses & vendors all around within close proximity! This absolutely fabulous, modern, elegant office space would be perfect for an architect, construction company or corporate office. Secure entry with inviting, clean lobby leads you to the 2nd floor office. Roughly about 2,000 sf space features: reception area, powder room, big conference room, kitchenette and huge private office with private entrance, full bath and storage room! Wired for high speed internet. Everything upgraded: windows, hardwood floors, hi quality woodwork throughout, recessed lighting, both bathrooms & kitchenette. BONUS - all utilities, common area maintenance & taxes are included in rent! Easy street parking! Must view - call today!**

Approximate Age: **New Rehab**Type Ownership: **Limited Liability Corp**Frontage Acc: **City Street**

Docks/Delivery:

Drive in Doors: **0**# Trailer Docks: **0**Geographic Locale: **East/West Corridor**Location: **Public Transport Avail**Construction: **Brick**Building Exterior: **Brick**Foundation: **Concrete**

Roof Structure:

Roof Coverings:

Air Conditioning: **Central Air**Heat/Ventilation: **Central Heat/Indiv Controls, Forced Air, Gas**Electrical Svcs: **Circuit Breakers**Fire Protection: **Smoke or Fire Protectors**Current Use: **Office and Research**Potential Use: **Office and Research**Client Needs: **Lease or Rent**Client Will: **Other Rental Incentive**

Misc. Outside:

Parking Spaces: **5**Indoor Parking: **Fee Parking**Outdoor Parking: **1-5 Spaces, Fee Parking, Other**

Parking Ratio:

Misc. Inside: **Atrium, Janitorial Service, Multi-Tenant, Private Restroom/s, Storage Inside, High Speed Comm Circuits, Pre-wired PC Network**Floor Finish: **Carpet, Wood**Extra Storage Space Available: **Yes**

Water Drainage:

Utilities To Site:

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Known Encumbrances:

Backup Info:

Tenant Pays: **Varies by Tenant**Possession: **Closing, Immediate, Negotiable**

Sale Terms:

Investment:

Users:

Financial Information

Gross Rental Income:

Total Income/Month:

Total Income/Annual:

Annual Net Operating Income:

Net Operating Income Year:

Cap Rate:

Real Estate Taxes:

Tax Year:

Total Annual Expenses:

Expense Year:

Expense Source:

Loss Factor:

Broker: **Berkshire Hathaway HomeServices KoenigRubloff**List Broker: **Iwonka Filipiak**

CoList Broker:

Ph #: **(312) 642-1400**Ph #: **(773) 360-3016**

Ph #:

Team:

Email: **iwonareagent@gmail.com**

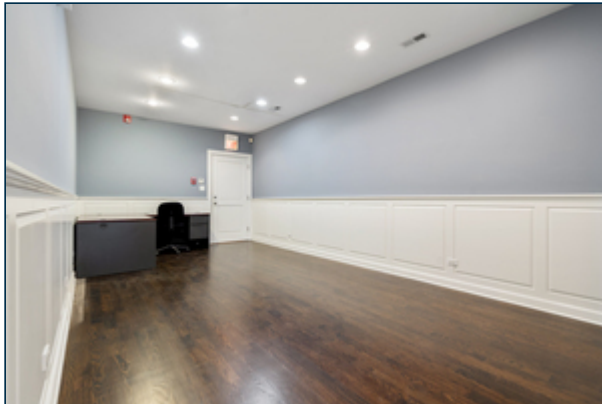
More Agent Contact Info:

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MLS #: 10335529

Prepared By: Iwonka Filipiak | Berkshire Hathaway HomeServices KoenigRubloff | 04/22/2019

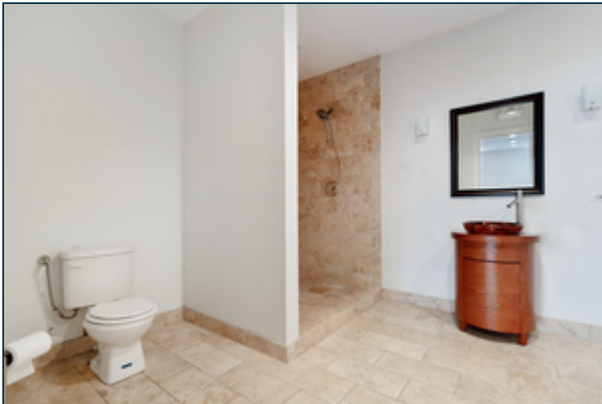
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