



PRICE IMPROVED | 10.26% CAP | 100% LEASED | 16.6% CASH ON CASH | 6400 N NORTHWEST HWY CHICAGO, IL

6400 N Northwest Hwy, Chicago, IL 60631

SALE



OFFERING SUMMARY

Sale Price:	\$2,950,000
Cap Rate:	10.26%
NOI:	\$302,602
Available SF:	
Lot Size:	1.26 Acres
Year Built:	2006
Building Size:	28,988 SF
Renovated:	2006
Zoning:	B3-2
Market:	CHICAGO
Submarket:	O'HARE
Traffic Count:	30,100
Price / SF:	\$101.77

PROPERTY OVERVIEW

Coldwell Banker Commercial has been exclusively chosen to market the subject property described as a multi tenant commercial space having a total of 28,898± square feet divided into six rental units ranging in size from 796 to 16,443 square feet, of which 17,239± square feet (59%) is occupied by a international brand corporation. The space is located on the ground level of fourteen year old four story mixed/use retail/ residential condominium building. The improvements are situated on a 54,386± square foot site, zoned B3-2, Community Shopping District in Chicago, Illinois. This unique opportunity is 100% leased with no differed capital expenses.

PROPERTY HIGHLIGHTS

- 100% Leased
- Ample Private Parking
- High Dense Area
- 30,100 Vehicles Per Day
- 1.5 Miles to I-90 Express Way & 15 Minutes To O'Hare International Airport
- 75 Parking Space Exclusive To Retail/Office Tenants and their customers

CBCWORLDWIDE.COM

Paul Proano
312 860 4043
paul@paulproanoproperties.com



NRT



PRICE IMPROVED | 10.26% CAP | 100% LEASED | 16.6% CASH ON CASH | 6400 N NORTHWEST HWY CHICAGO, IL

6400 N Northwest Hwy, Chicago, IL 60631

SALE



LOCATION OVERVIEW

Edison Park is a neighborhood in Chicago, Illinois with a population of 11,186. Edison Park is in Cook County and is one of the best places to live in Illinois. Living in Edison Park offers residents a dense suburban feel and most residents own their homes. In Edison Park there are a lot of bars, restaurants, coffee shops, and parks. Many young professionals live in Edison Park.



CBCWORLDWIDE.COM

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.