



Mixed Use MLS #: **09963164** List Price: **\$6,500,000**
 Status: **ACTV** List Date: **05/25/2018** Orig List Price: **\$6,500,000**
 Area: **8014** List Dt Rec: **05/25/2018** Sold Price:
 Address: **4738 N Kedzie Ave, Chicago, IL 60625**
 Directions: **I-90 to Lawrence, then east to Kedzie Ave.**
 Sold by: List. Mkt Time: **220** Rented Price:
 Closed Date: Contract: Lease Price SF/Y: **\$7.65**
 Off Mkt Date: Concessions: Mthly. Rnt. Price:
 Township: **Jefferson** Unincorporated: **No** CTGF:
 Coordinates: **N:4738** Subdivision:
 W:3200
 Year Built: **1925** Built Before 78: **Yes** # of Stories: **2**
 Zoning Type: **Commercial** PIN #: **13142060210000** Multiple PINs: **No**
 Actual Zoning: **B-2** County: **Cook** Owners Assoc:
 Relist: Lease Type:
 Lease Terms:
 Estimated Cam/Sf:
 Est Tax per SF/Y:
 Subtype: **Apts/Ofc/Store**
 Lot Dimensions: **225' X 125'**
 Land Sq Ft: **28125** Apx. Total SF: **28125**

Remarks: **Ideal corner location. Corner of Kedzie & Lawrence Avenues! Lot size aprox. 225' x 125' Multiple Stores (14), Offices (1), Apts. (2) Traffic & Frontage: 14,800 on N Kedzie Ave & W Leland Ave (2016) 21,447 on W Lawrence Ave & N Kedzie Ave (2010) Survey & Additional financial documents available upon request.**

Total # Units: 16	Total # Tenants:	Total # Apartments: 2	Total # Offices: 1	Total # Stores: 14
# Dishwashers:	# Washers:	# Dryers:	W/D Leased?:	# Ranges:
# Disposals:	# Fireplaces:	# Refrigerators:	# Window AC:	
Office SqFt:	Manufacturing SqFt:	Retail SqFt:	Warehouse SqFt:	Other SqFt:

Approx Age: Older	Roof Structure:	Water Drainage:
Type Ownership:	Roof Coverings:	Utilities To Site:
Frontage/Access:	Docks/Delivery:	Tenant Pays: Electric, Heat
Current Use:	Misc. Outside:	Equipment:
Potential Use:	# Parking Spaces: 5	HERS Index Score:
Client Needs:	Indoor Parking:	Green Disc:
Client Will:	Outdoor Parking:	Green Rating Source:
Known Encumbrances:	Misc. Inside:	Green Feats:
Location:	Floor Finish:	Backup Info:
Geographic Locale: Chicago North	Air Conditioning: Central Individual	Sale Terms:
Construction: Brick	Electricity:	Possession:
Exterior:	Heat/Ventilation: Central Heat/Indiv Controls	
Foundation:	Fire Protection:	

Gross Rental Income: \$1	Expense Source:	Fuel Expense (\$/src): \$1/
Gross Rent Multiplier: 30.2	Net Operating Income Year:	Electricity Expense (\$/src): \$1/
Total Annual Expenses: \$1	Total Annual Income: \$215,088	Water Expense (\$/src): \$1/
Annual Net Operating Income: \$1	Tax Year: 2016	Scavenger Expense (\$/src): \$1/
Total Monthly Income: \$17,924	Expense Year:	Insurance Expense (\$/src): \$1/
Real Estate Taxes: \$1	Cap Rate:	Other Expense (\$/src): \$1/

Agent Remarks: **Call Eric Hauser with any questions. 773-225-5550**

Internet Listing: Yes	Remarks on Internet?: Yes	Agent Owned/Interest: No
VOW AVM: No	VOW Comments/Reviews: No	Lock Box: None
Listing Type: Exclusive Right to Sell	Address on Internet: Yes	Special Comp Info: None
Coop Comp: 3% - \$350 (on Net SP)	Other Compensation:	Call for Rent Roll Info:
Information: 24-Hr Notice Required	Cont. to Show?:	Expiration Date: 02/12/2019
Broker: Weichert Realtors Ambassador (8405)	Ph #: (847) 763-6464	Team:
List Agent: Eric Hauser (253902)	Ph #: (773) 225-5550	Agent Adn'l Info:
Email: broker.enhauser@gmail.com	Agent Alt Ph #: (773) 225-5550	
Co-lister:	Ph #:	

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MLS #: 09963164

Prepared By: Eric Hauser | Weichert Realtors Ambassador | 12/30/2018 09:50 PM