

OFFERING MEMORANDUM

50 Madison St

MAYWOOD, IL

43,000 SF ON 3.1 AC AVAILABLE

PRESENTED BY:

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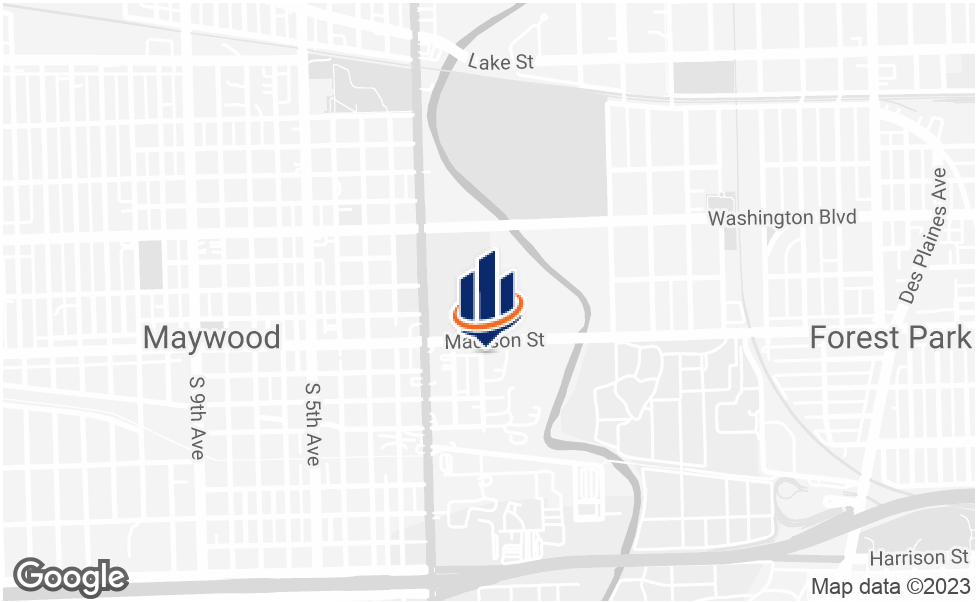
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$995,000
PRICE PER SF:	\$38.37
BUILDING SIZE:	43,000 SF
PARKING RATIO:	4.65/1,000 SF
LOT SIZE:	3.1 Acres
LOADING:	2 Docks 1 Drive-in Door (12' x 14')
POWER:	6000 Amp TBC
YEAR BUILT:	1945

PROPERTY OVERVIEW

43,000 SF Multi-tenant building for sale. Located in a TIF District and Opportunity Zone. The building is situated on a 3.1 Acre site with potential for building expansion. The property is in a premier location; 1/2 mile to four-way interchange at I-290, 8.2 miles to four-way interchange at I-55, 9.1 miles to O'Hare International Airport, and 11.4 miles to Midway International Airport. Water tank on-site, providing additional high visibility signage.

PROPERTY HIGHLIGHTS

- 3.1 Acre site
- Heavy power
- Cellular tower on-site, providing additional income and high visibility signage
- 200 Parking Spaces

50 MADISON ST | 50 Madison St Maywood, IL 60153

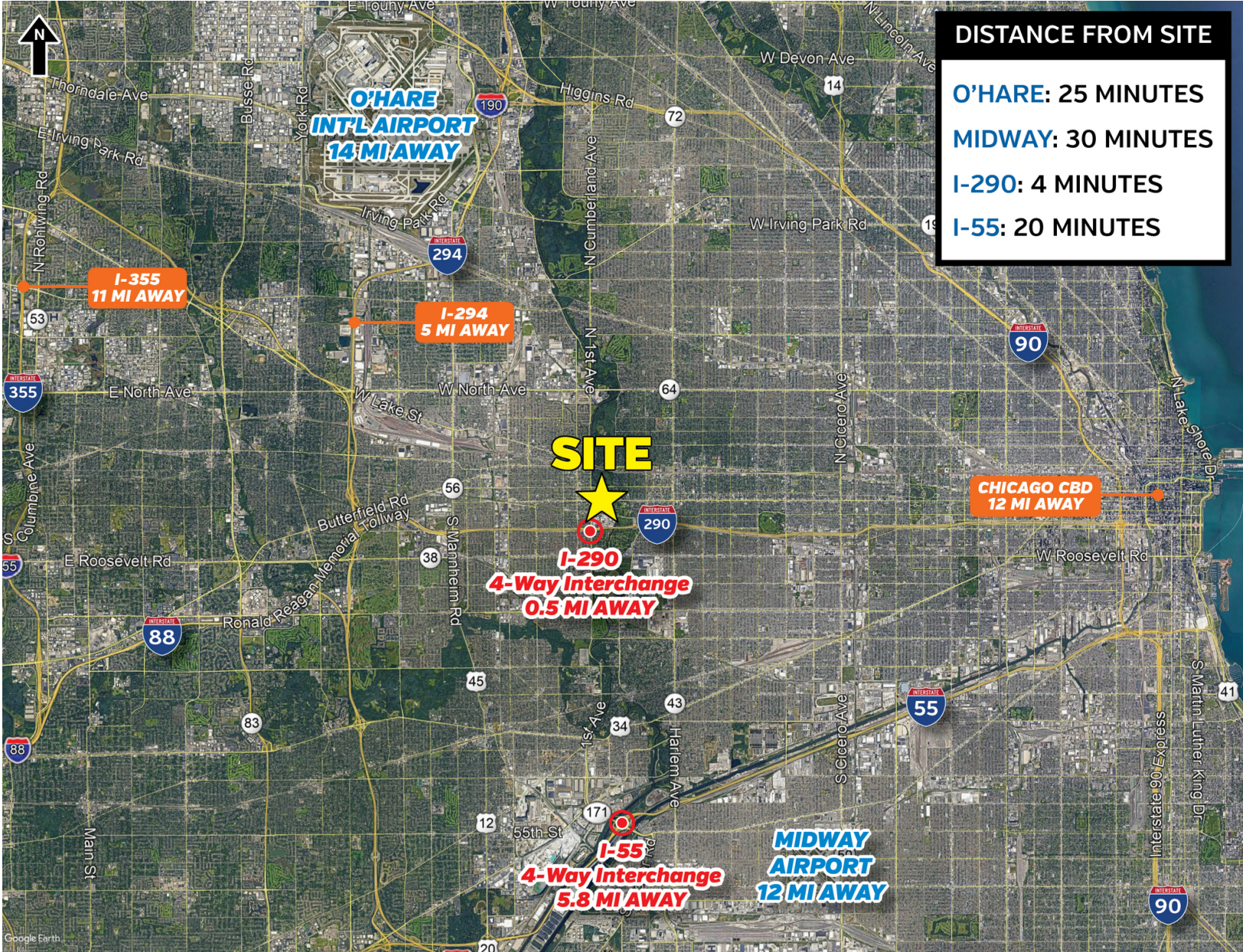


PROPERTY PHOTOS

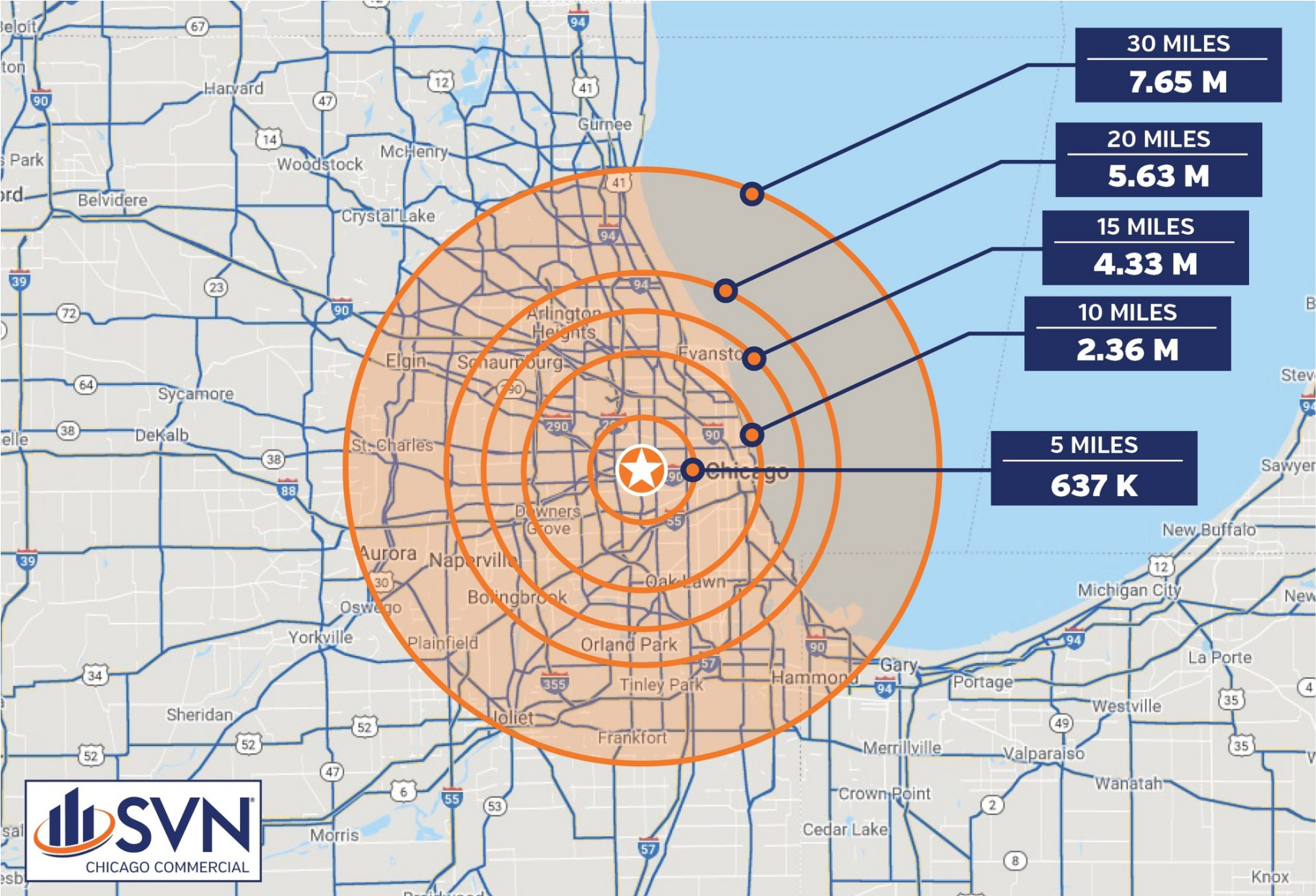




SITE ACCESS



AREA POPULATION



DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.