



10,500SF MIXED-USE, ADAPTIVE REUSE OPPORTUNITY
1 BLOCK EAST OF \$50MM SANKOFA WELLNESS CENTER
DEVELOPMENT PROJECT, TIF & OPPORTUNITY ZONE

FOR SALE OR LEASE: 4231 W. MADISON STREET



PROPERTY OVERVIEW

3-story, 10,500sf mixed-use, adaptive reuse building in West Garfield Park/Madison Street shopping district. One block east of recently announced \$50MM Sankofa Wellness Center community development project. TIF and Opportunity Zone. One Owner-User for 30 years.

PROPERTY HIGHLIGHTS

- First floor (5,500sf) includes showroom, offices and appliance repair shop; second and third floors (2,500sf each) showroom and storage space, respectively; finished basement (2,500sf). 3-phase, 240v, 600 amp electric, 2.5 inch water service, oversized steel doors to alley for shipping and receiving
- Ceiling height 12 feet
- Zoning B3-2 allows for 4-6 residential units. See Zoning Use Matrix attached for approved uses
- 19,300 VPD
- Transportation #20 Madison bus, .7m to Green line and .9m to Blue line
- West Garfield Park Opportunity Zone, Madison/Austin TIF
- PIN: 16-15-201-008-0000
- **Price reduced** from \$699,000 to \$649,000. Option to lease. Serious offers encouraged
- Please contact Broker for showings or information

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Insite Commercial Realty. Price subject to change and this listing may be withdrawn without notice.



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INSITE COMMERCIAL REALTY

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1238 OAK AVENUE, EVANSTON, IL 60202

FOR SALE OR LEASE: Mixed-Use Retail/Residential or Adaptive Reuse

Property View From Street



4231 W. Madison Street Chicago, IL 60624



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Asset & Development Map



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Location Maps



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Property Features



4231 W. Madison Street Chicago, IL 60624

Property Description:	3-story, 10,500sf mixed-use building in West Garfield Park Madison Street shopping district. New development nearby--one planned on adjacent lot to the east and one completed on second lot west of the subject property.
Lot Size & Dimensions:	6,250sf: approx. 50 x 125
PIN:	16-15-201-008-0000
Zoning:	Zoning B3-2 Community Shopping District, allows for 4-6 dwelling units.
Taxes (year):	\$4,138.70, 2020 taxes paid 2021
Public Transportation:	#20 Madison bus, .7m to Green line and .9m to Blue line
Municipal Contact:	Alderman Jason Ervin, 2622 W. Jackson Blvd., Ste 200A, 773.533.0900
Nearby Retailers & Services	Family Dollar store at 4257 W. Madison 16-15-201-040-0000

BUILDING ENVELOPE

Roof Composition:	Flat rubber roofs on third floor front and first floor rear, 12 years old. Good condition.
Windows/Skylights:	Large front windows—3 floors. Window bays on second and third floors, east and west are covered. Central light/airshaft second and third floors.
Exterior Materials:	Masonry construction with ornamental stone facade
Ceiling Heights:	12' ceilings excluding basement
Foundation:	Granite
Floor Plan:	Attached
Shipping/Receiving:	Oversized steel doors to alley

MECHANICALS

Power Services:	3 phase, 240v, 600 amps, all new in 2005
HVAC:	15-ton and 5-ton rooftop units, heat and A/C
Fire Suppression:	Extinguishers, ADP alarm and security
Plumbing:	2.5 inch water service. 2 bathrooms and small break room on first floor

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Photos: First Floor



4231 W. Madison Street Chicago, IL 60624



First Floor (Showroom 1)



First Floor (Showroom 2)



First Floor Office



First Floor Rear Appliance Repair Shop

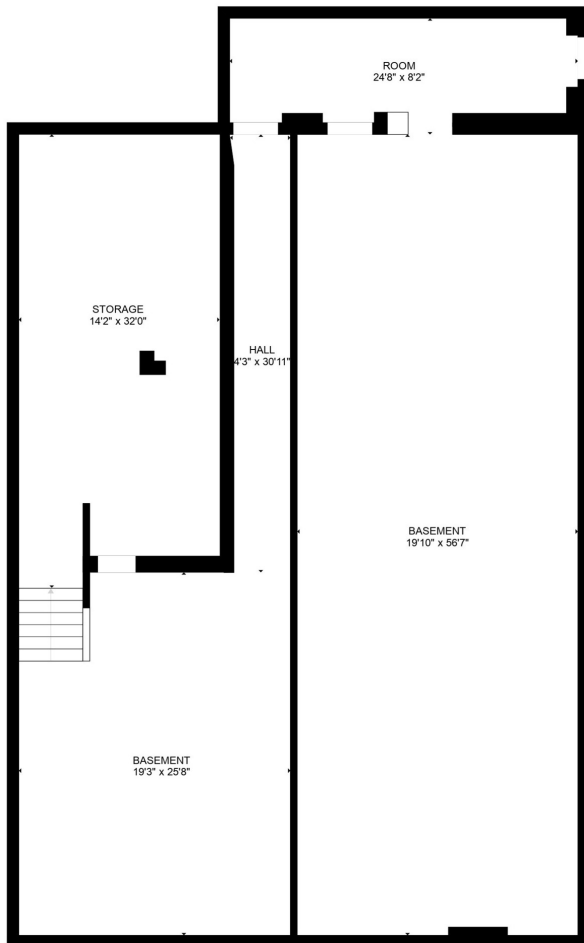
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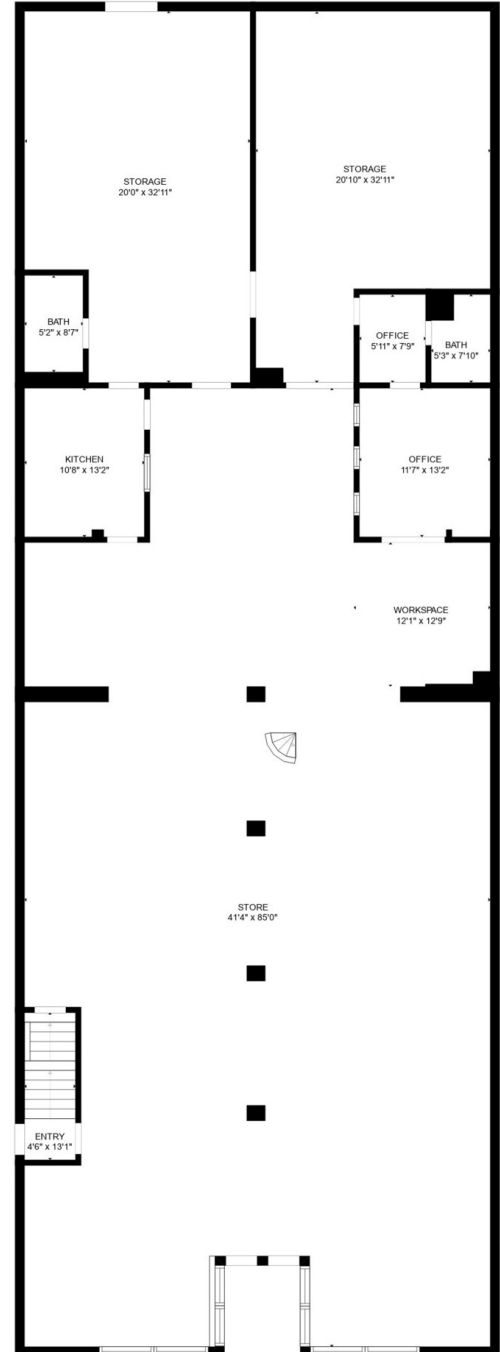
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Floor Plans: Basement And First Floor



Basement Floor Plan



First Floor Plan

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FOR SALE OR LEASE: Mixed-Use Retail/Residential or Adaptive Reuse

Photos: 2nd Floor & Roof



4231 W. Madison Street Chicago, IL 60624



Second Floor (Showroom 1)



Second Floor (Showroom 2)



Roof with rear of 2nd and 3rd Floors in background



Sankofa Wellness Center development project

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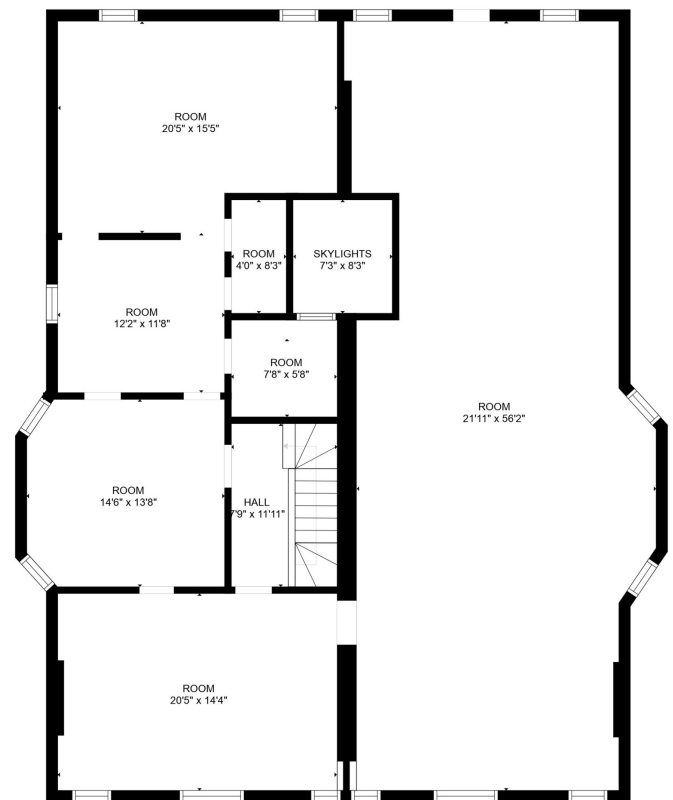
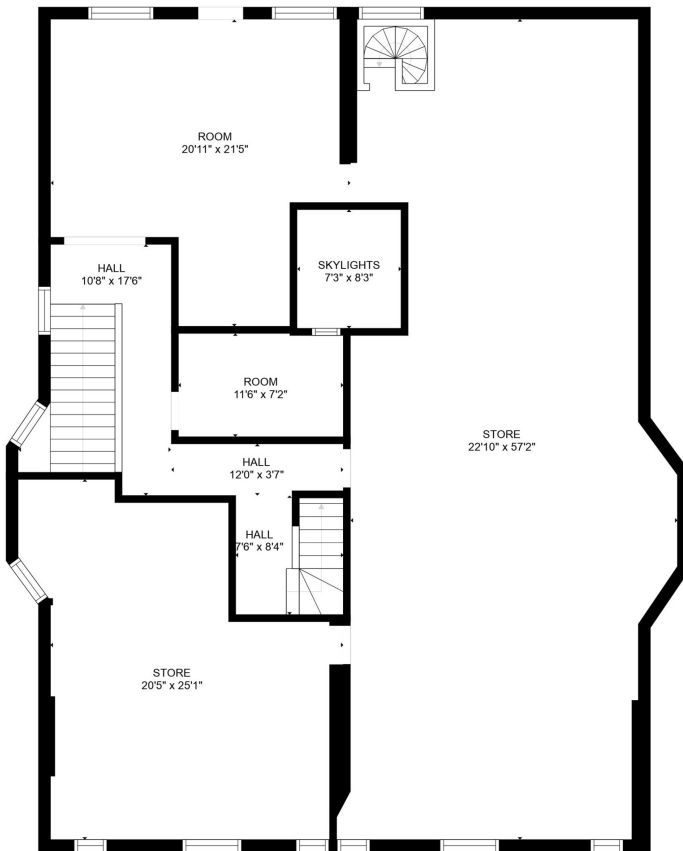
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FOR SALE OR LEASE: Mixed-Use Retail/Residential or Adaptive Reuse

Floor Plans: Second And Third Floors



4231 W. Madison Street Chicago, IL 60624



Second Floor Plan

Third Floor Plan

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HOUSEHOLDS & INCOME

* Demographic data derived from 2020 ACS - US Census

17-3-0207 Use Table and Standards.

USE GROUP		Zoning Districts						Use Standard	Parking Standard
Use Category		B1	B2	B3	C1	C2	C3		
	Specific Use Type								
P= permitted by-right S = special use approval required PD = planned development approval required - = Not allowed									
RESIDENTIAL									
A. Household Living									
1.	Artist Live/Work Space located above the ground floor	P	P	P	P	P	-		§ 17-10-0207-C
2.	Artist Live/Work Space located on the ground floor	S	P	S	S	S	-		§ 17-10-0207-C
3.	Dwelling Units located above the ground floor	P	P	P	P	P	-		§ 17-10-0207-C
4.	Dwelling Units located on the ground floor (as follows)								
5.	Detached House	S	P	S	S	S	-		§ 17-10-0207-A
6.	Elderly Housing	S	P	S	S	S	-		§ 17-10-0207-D
7.	Multi-Unit (3+ units) Residential	S	P	S	S	S	-		§ 17-10-0207-C
8.	Single-Room Occupancy	S	P	S	S	S	-		§ 17-10-0207-B
9.	Townhouse	S	P	S	S	S	-	§ 17-2-0500	§ 17-10-0207-A
B. Group Living (except as more specifically regulated)		S	S	S	S	S	-		§ 17-10-0207-Q
1.	Assisted Living (Elderly Custodial Care)	S	P	P	P	P	-		§ 17-10-0207-Q
2.	Community Home, Family	P	P	P	P	-	-	§ 17-9-0104	§ 17-10-0207-Q
3.	Community Home, Group	S	S	S	S	-	-	§ 17-9-0104	§ 17-10-0207-Q
4.	Domestic Violence Residence, Family (located above the ground floor [1])	P	P	P	P	-	-		§ 17-10-0207-Q
5.	Domestic Violence Residence, Group [2]	S/P	S/P	S/P	S	-	-		§ 17-10-0207-Q
6.	Domestic Violence Shelter	S	S	S	S	-	-		§ 17-10-0207-Q
7.	Nursing Home (Skilled Nursing Care)	S	S	S	S	S	-		§ 17-10-0207-Q
8.	Temporary Overnight Shelter	S	S	S	S	S	S	§ 17-9-0115	§ 17-10-0207-Q
9.	Transitional Residences	S	S	S	S	S	-	§ 17-9-0115	§ 17-10-0207-Q
10.	Transitional Shelters	S	S	S	S	S	S	§ 17-9-0115	§ 17-10-0207-Q
PUBLIC AND CIVIC									
C. Colleges and Universities		P	P	P	P	P	S		§ 17-10-0207-E
D. Cultural Exhibits and Libraries		P	P	P	P	P	P		§ 17-10-0207-F
E. Day Care		P	P	P	P	P	P		§ 17-10-0207-E
F. Detention and Correctional Facilities		-	-	-	S	S	S		§ 17-10-0208*
*Editor’s note – As set forth in Coun. J. 9-13-06, p. 84870, § 2; however, there is no parking standard for detention facilities.									

Business and Commercial Districts

§ 17-3-0207

USE GROUP		Zoning Districts						Use Standard	Parking Standard
Use Category		B1	B2	B3	C1	C2	C3		
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PUBLIC AND CIVIC (continued)									
G. Hospital		-	-	-	P	P	P		§ 17-10-0207-G
H. Lodge or Private Club		-	S	S	S	S	S		§ 17-10-0207-H
I. Parks and Recreation (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-E
1.	Community Centers, Recreation Buildings and Similar Assembly Use	S	S	S	S	S	S		§ 17-10-0207-E
2.	Community Garden	P	P	P	P	P	P	§ 17-9-0103.5	§ 17-10-0207-E
J. Postal Service		P	P	P	P	P	P		§ 17-10-0207-E
K. Public Safety Services		P	P	P	P	P	P		§ 17-10-0207-E
L. Religious Assembly		S	S	S	S	S	S		§ 17-10-0207-I
M. School		S	S	S	S	S	S		§ 17-10-0207-E
N. Utilities and Services, Minor		P	P	P	P	P	P		§ 17-10-0207-E
O. Utilities and Services, Major		S	S	S	S	S	S		§ 17-10-0207-E
COMMERCIAL									
P. Adult Use		-	-	-	S	S	S	§ 17-9-0101	§ 17-10-0207-J
Q. Animal Services									
1.	Shelter/Boarding Kennel	-	-	S	P	P	P		§ 17-10-0207-K
2.	Sales and Grooming	P	P	P	P	P	P		§ 17-10-0207-L
3.	Veterinary	-	-	P	P	P	P		§ 17-10-0207-K
4.	Stables	-	-	-	S	S	S		§ 17-10-0207-K
R. Artist Work or Sales Space		P	P	P	P	P	P		§ 17-10-0207-M
S. Body Art Services		-	-	S	P	P	P		§ 17-10-0207-M
T. Building Maintenance Services		P	P	P	P	P	P		§ 17-10-0207-N
U. Business Equipment Sales and Service		P	P	P	P	P	P		§ 17-10-0207-N
V. Business Support Services (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-L
1.	Day Labor Employment Agency	-	-	S	S	S	P		§ 17-10-0207-Q
2.	Employment Agencies	-	-	P	P	P	P		§ 17-10-0207-L
W. Urban Farm									
1.	Indoor Operation	-	-	P	P	P	P	§ 17-9-0103.3	§ 17-10-0207-U
2.	Outdoor Operation	-	-	-	P	P	P	§ 17-9-0103.3	§ 17-10-0207-U
3.	Rooftop Operation	-	-	S	P	P	P	§ 17-9-0103.3	§ 17-10-0207-U
X. Communication Service Establishments		-	-	P	P	P	P		§ 17-10-0207-L
Y. Construction Sales and Service									
1.	Building Material Sales	-	-	P	P	P	P		§ 17-10-0207-O
2.	Contractor/Construction Storage Yard	-	-	-	P	P	P		§ 17-10-0207-O

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COMMERCIAL (continued)									
Z. Drive-Through Facility		S	S	S	S	S	S	§ 17-9-0106	NA
AA. Eating and Drinking Establishments									
1.	Restaurant, Limited	P	P	P	P	P	P		§ 17-10-0207-M
2.	Restaurant, General	-	-	P	P	P	P		§ 17-10-0207-M
3.	Tavern	-	-	S	P	P	P		§ 17-10-0207-M
4.	Outdoor patio (if located on a rooftop)	-	-	S	S	S	S		§ 17-10-0207-M
5.	Outdoor patio (if located at grade level)	P	P	P	P	P	P		§ 17-10-0207-M
BB. Entertainment and Spectator Sports									
1.	Indoor Special Event including incidental liquor sales	P	P	P	P	P	P		
2.	Inter-Track Wagering Facility	-	-	-	S	S	S	§ 17-9-0110	§ 17-10-0207-P
3.	Small venues (1-149 occupancy)	P	P	P	P	P	P		§ 17-10-0207-P
4.	Medium venues (150-999 occupancy)	-	-	P	P	P	P		§ 17-10-0207-P
5.	Large venues (1,000+ occupancy)	-	-	PD	PD	PD	PD		§ 17-10-0207-P
6.	Banquet or Meeting Halls	-	-	P	P	P	P		§ 17-10-0207-P
7.	Industrial Private Event Venue including incidental liquor sales	-	-	-	-	-	-		
CC. Financial Services (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-L
1.	Bank, Savings Bank, Savings and Loan Association, Currency Exchange, and Credit Union	P/S	P/S	P/S	P	P	P	§ 17-3-0504-I	§ 17-10-0207-L
2.	Payday/Title Secured Loan Store	-	-	S	S	S	S	§ 17-9-0125	§ 17-10-0207-L
3.	Pawn Shop	-	-	S	S	S	S	§ 17-9-0127	§ 17-10-0207-L
4.	Automated Teller Machine Facility	P/S	P/S	P/S	P	P	P	§ 17-3-0504-I	
DD. Flea Market		-	-	-	S	S	S		§ 17-10-0207-R
EE. Food and Beverage Retail Sales (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-M
1.	Liquor Store (package goods)	-	-	S	P	P	P		§ 17-10-0207-M
2.	Liquor Sales (as accessory use)	P	P	P	P	P	P		§ 17-10-0207-M
3.	Poultry (including slaughtering and retail sales)	-	-	-	S	S	S	§ 17-9-0119	§ 17-10-0207-M
FF. Fortune Telling Service		-	-	S	S	S	S		§ 17-10-0207-M
GG. Funeral and Interment Service									
1.	Cemetery/Mausoleum/Columbarium	-	-	-	-	-	-		§ 17-10-0207-Q
2.	Cremating	-	-	S	S	S	S		§ 17-10-0207-Q
3.	Undertaking	P	P	P	P	P	P		§ 17-10-0207-Q

Business and Commercial Districts

§ 17-3-0207

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COMMERCIAL (continued)									
HH. Gas Stations		-	-	S	S	S	S	§ 17-9-0109	§ 17-10-0207-R
II. Lodging									
1.	Bed and Breakfast	P	P	P	P	P	-	§ 17-9-0103	§ 17-10-0207-S
2.	Hotel/Motel	-	-	S	S	S	S		§ 17-10-0207-S
3.	Vacation Rental	P	P	P	P	P	-		
4.	Shared Housing Unit	P	P	P	P	P	-		
JJ. Medical Service		P	P	P	P	P	P		§ 17-10-0207-T
KK. Office (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-L
1.	High Technology Office	P	P	P	P	P	P		§ 17-10-0207-L
2.	Electronic Data Storage Center	-	-	P	P	P	P		§ 17-10-0207-U
LL. Parking, Non-Accessory		P	P	P	P	P	P	§ 17-3-0504-I	
MM. Personal Service (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-M
1.	Hair Salon, Nail Salon, or Barbershop	P/S	P/S	P/S	P	P	P	§ 17-9-0112	
2.	Massage Establishment	-	-	S	P	P	P	§ 17-9-0112	
NN. Repair or Laundry Service, Consumer (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-N
1.	Dry cleaning drop-off or pick-up (no on-premise plant)	P	P	P	P	P	P		§ 17-10-0207-N
2.	Coin-operated laundromat	-	-	P	P	P	P		§ 17-10-0207-N
OO. Residential Storage Warehouse		-	-	P	P	P	P		§ 17-10-0207-Q
PP. Retail Sales, General		P	P	P	P	P	P		§ 17-10-0207-M
QQ. Sports and Recreation, Participant									
1.	Outdoor	-	-	P	-	P	P		§ 17-10-0207-M
2.	Indoor	P	P	P	P	P	P		§ 17-10-0207-M
3.	Amusement Arcades	-	-	-	P	P	P		§ 17-10-0207-M
4.	Entertainment Cabaret	-	-	S	S	S	P		§ 17-10-0207-M
5.	Children’s Play Center	P	P	P	P	P	P		§ 17-10-0207-T
6.	Hookah Bar	S	S	S	S	S	S		§ 17-10-0207-T
7.	Shooting range facility	-	-	-	-	-	-		§ 17-10-0207-T
RR. Valuable Objects Dealer		-	-	S	S	S	S		§ 17-10-0207-M
SS. Vehicle Sales and Service									
1.	Auto Supply/Accessory Sales	-	-	P	P	P	P		§ 17-10-0207-M
2.	Car Wash or Cleaning Service	-	-	-	P	P	P		§ 17-10-0207-N
3.	Heavy Equipment Sales/Rental	-	-	-	-	P	P	§ 17-9-0107	§ 17-10-0207-N

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COMMERCIAL (continued)									
SS. Vehicle Sales and Service (continued)									
4.	Light Equipment Sales/Rental, Indoor (e.g., auto, motorcycle and boat sales)	-	-	P	P	P	P		§ 17-10-0207-N
5.	Light Equipment Sales/Rental, Outdoor (e.g., auto, motorcycle and boat sales)	-	-	-	-	P	P	§ 17-9-0107	§ 17-10-0207-N
6.	Motor Vehicle Repair Shop, not including body work, painting or commercial vehicle repairs	-	-	P	P	P	P		§ 17-10-0207-N
7.	Motor Vehicle Repair Shop, may include body work, painting or commercial vehicle repairs	-	-	-	P	P	P		§ 17-10-0207-N
8.	RV or Boat Storage	-	-	-	-	P	P		§ 17-10-0207-N
9.	Vehicle Storage and Towing (indoor storage)	-	-	-	-	P	P		§ 17-10-0207-N
10.	Vehicle Storage and Towing (with outdoor storage)	-	-	-	-	S	S		§ 17-10-0207-N
TT. Business Live/Work Unit		S	P	S	S	S	-	§ 17-9-0103.1	§ 17-10-0207-C
INDUSTRIAL									
UU. Manufacturing, Production and Industrial Services									
1.	Artisan	-	-	-	P	P	P		§ 17-10-0207-U
2.	Limited (catering & shared kitchen only)	-	-	P	P	P	P		§ 17-10-0207-U
3.	Limited	-	-	-	P	P	P		§ 17-10-0207-U
4.	General (laundry/dry cleaning plant; maximum 2 employees)	-	-	P	P	P	P		§ 17-10-0207-U
5.	General (laundry or dry cleaning plant only)	-	-	-	P	P	P		§ 17-10-0207-U
VV. Recycling Facilities									
1.	Class I	-	-	P	S	P	P		§ 17-10-0207-U
2.	Class II	-	-	-	S	P	P		§ 17-10-0207-U
WW. Warehousing, Wholesaling and Freight Movement		-	-	-	P	P	P		§ 17-10-0207-U
OTHER									
XX. Wireless Communication Facilities									
1.	Co-located	P	P	P	P	P	P	§ 17-9-0118	None required
2.	Freestanding (Towers)	S	S	S	S	S	S	§ 17-9-0118	None required
YY. Coke & Coal Bulk Material		-	-	-	-	-	-	§ 17-9-0117-B	None required
ZZ. Firearms Dealer		-	-	-	-	S	S	§ 17-9-0128	§ 17-10-0207-M
AAA. Medical Cannabis									
1.	Cultivation Center	-	-	-	-	-	-		
2.	Dispensing Organization	-	-	S	S	S	S	§ 17-9-0129	§ 17-10-0207-M

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 9-1-04, p. 30490; Amend Coun. J. 2-9-05, p. 42415; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 11-30-05, p. 62719; Amend Coun. J. 6-28-06, p. 79813, § 1; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 10-31-07, p. 12062, § 1; Amend Coun. J. 12-12-07, p. 17740, § 1; Amend Coun. J. 5-13-09, p. 62736, § 1; Amend Coun. J. 12-2-09, p. 80791, § 1; Amend Coun. J. 5-12-10, p. 91343, § 4; Amend Coun. J. 6-9-10, p. 94410, § 1; Amend Coun. J. 6-30-10, p. 96060, § 4; Amend Coun. J. 7-28-10, p. 97810, § 1; Amend Coun. J. 11-3-10, p. 104527; Amend Coun. J. 11-3-10, p. 104833, § 2; Amend Coun. J. 5-4-11, p. 117699, § 8; Amend Coun. J. 6-8-11, p. 1725, § 1; Amend Coun. J. 7-6-11, p. 3073, § 10; Amend Coun. J. 9-8-11, p. 7541, § 2; Amend Coun. J. 11-16-11, p. 17064, § 2; Amend Coun. J. 5-9-12, p. 27485, § 189; Amend Coun. J. 6-27-12, p. 30744, § 1; Amend Coun. J. 7-25-12, p. 31627, § 1; Amend Coun. J. 10-3-12, p. 35865, § 1; Amend Coun. J. 1-17-13, p. 45622, § 1; Amend Coun. J. 4-20-14, p. 80394, § 2; Amend Coun. J. 6-25-14, p. 83727, § 11; Amend Coun. J. 7-30-14, p. 86194, §§ 2, 9; Amend Coun. J. 7-29-15, p. 4122, § 1; Amend Coun. J. 2-10-16, p. 18766, § 10; Amend Coun. J. 6-22-16, p. 27712, § 13)

Advisor Biography



ROSS GOLDSTEIN

Managing Broker

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Direct: 312.203.3199

PROFESSIONAL BACKGROUND

Ross Goldstein began InSite Commercial Realty in 2013 and serves as its President and Managing Broker. With 35 years of experience as a commercial banker, entrepreneur and CRE professional, Ross offers a wealth of financial, business and transactional experience to his clients.

Goldstein began his professional career by successfully completing the Management and Credit Training program at Manufacturers Hanover Bank in New York City. Goldstein focused his practice on financing smaller businesses in the New York City market, and quickly advanced to become an Assistant Vice President. Working with this market allowed him to create more personal, advisory relationships with his clients. Over the next 8 years, he successfully created traditional loan arrangements and structured financings for Leveraged Buyouts and independent film production.

With a deep understanding of finance and business strategy, Goldstein embarked on an entrepreneurial path by starting and growing The International Gourmet Co. and gifter.com. These companies offered gifting services to corporations and high net worth individuals. Goldstein orchestrated the company's growth, its acquisition of two competitors and the sale of the combined companies. During his 13 years as owner he gained a healthy respect and appreciation for the entrepreneur's challenges and opportunities.

Since 2005, Goldstein's real estate clients have relied on his business, financial and analytical skills to uncover and successfully pursue opportunities in Chicagoland's commercial and investment real estate markets. In his second full year he was awarded Salesman of the Year. In addition to his proven brokerage skills and integrity, Goldstein's clients benefit from the added dimensions of value and insight he brings to his relationships.

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Ross Goldstein - Closed Transactions



4231 W. Madison Street Chicago, IL 60624

		Retail			
Address	City	Price Sold	Represented	Size	
851 W. Belmont Avenue	Chicago	\$2,800,000	Seller	15,000sf	
855 W. Higgins Avenue	Schaumburg	1,600,000	Seller	14,000 sf	
4732-44 W. Peterson Avenue	Chicago	1,500,000	Buyer & Seller	16,000sf	
1615 Oak Street	Evanston	1,320,000	Seller	8,400 sf	
4901 Oakton Street	Skokie	620,000	Seller	4,000 sf	
6517 N. Lincoln Avenue	Lincolnwood	400,000	Seller	13,000 sf	
5030 W. Lawrence Avenue	Chicago	370,000	Seller	7,400 sf	
4443 W. Oakton Street	Skokie	338,000	Seller	3,000 sf	
3040 N. Central Avenue	Chicago	275,000	Seller	3,000 sf	
1922 E. 71st Street	Chicago	260,000	Seller	3,000 sf	
865 Elmhurst Road	Des Plaines	250,000	Buyer & Seller	5,800 sf	
5409 W. Diversey Avenue	Chicago	215,000	Seller	4,500 sf	
2407 E. 79th Street	Chicago	200,000	Buyer & Seller	2,500 sf	
1628 N. Pulaski Road	Chicago	120,000	Buyer & Seller	3,000 sf	
1909 Howard Street	Evanston		Tenant & Landlord	2,100sf	
4917 Oakton Street	Skokie		Tenant	2,000 sf	
716 Main Street	Evanston		Landlord	1,200sf	
4403 N. Broadway	Chicago		Landlord	1,200 sf	

		Office			
3420 W. Peterson Avenue	Chicago	\$750,000	Seller	5,100 sf	
7124 W. Touhy Avenue	Niles	560,000	Seller	3,000 sf	
4520 W. Lawrence Avenue	Chicago	429,000	Seller	3,000 sf	
900 N. Franklin Street	Chicago		Tenant	2,500 sf	
250 S. Northwest Highway	Park Ridge		Tenant	6,700 sf	

		Mixed-Use			
1001 Davis Street	Evanston	\$2,550,000	Buyer & Seller	17,000 sf	
9101 S. Ashland Avenue	Chicago	972,000	Seller	29,000 sf	
5120 W. Grand Avenue	Chicago	957,500	Seller	21,500 sf	
1610 Maple Avenue	Evanston	755,000	Buyer & Seller	9,000 sf	

		Industrial			
246 Woodwork Road	Palatine	\$640,000	Seller	12,000 sf	
5620 W. Howard Street	Skokie	630,000	Seller	4,100 sf	
2141 Foster Avenue	Wheeling	350,000	Buyer	10,000 sf	
4551 W. Diversey Street	Chicago	237,500	Buyer & Seller	5,300 sf	
2627 N. Kildare Avenue	Chicago		Tenant & Landlord	8,500sf	
8220 N. Lehigh Avenue	Morton Grove		Tenant	14,000 sf	

		Multi-Family			
4850 S. Drexel Boulevard	Chicago	\$2,440,000	Buyer & Seller	42 units	
3821 N. Monticello Avenue	Chicago	822,500	Seller	9 units	
3336 N. Laramie Avenue	Chicago	770,000	Seller	10 units	
1248 W. 83rd Street	Chicago	700,000	Seller	12 units	
448 E. 80th Street	Chicago	675,000	Seller	13 units	
1448 W. 83rd Street	Chicago	640,000	Seller	12 units	
541 E. 80th Street	Chicago	540,000	Seller	9 units	
8155 S. Marshfield Avenue	Chicago	450,000	Buyer & Seller	18 units	

		Land			
1302 S. 54th Avenue	Cicero	\$338,000	Buyer	56,800sf	
1047 W. Garfield Street	Oak Park	200,000	Buyer & Seller	6,650sf	
26 S. Chestnut Avenue	Arlington Heights	200,000	Buyer	8,700sf	

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