



REALTY

# 6217 N. Milwaukee - 1,600 SF Commercial Building

A Office Investment Offering

Presented by: **GENE  
HART**  
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3	EXECUTIVE SUMMARY
4	FLOOR PLANS
5	REGIONAL MAP
6	LOCATION MAP
7	DEMOGRAPHICS MAP & REPORT
8	ADDITIONAL PHOTOS
9	ADDITIONAL PHOTOS
10	ADVISOR BIO 1

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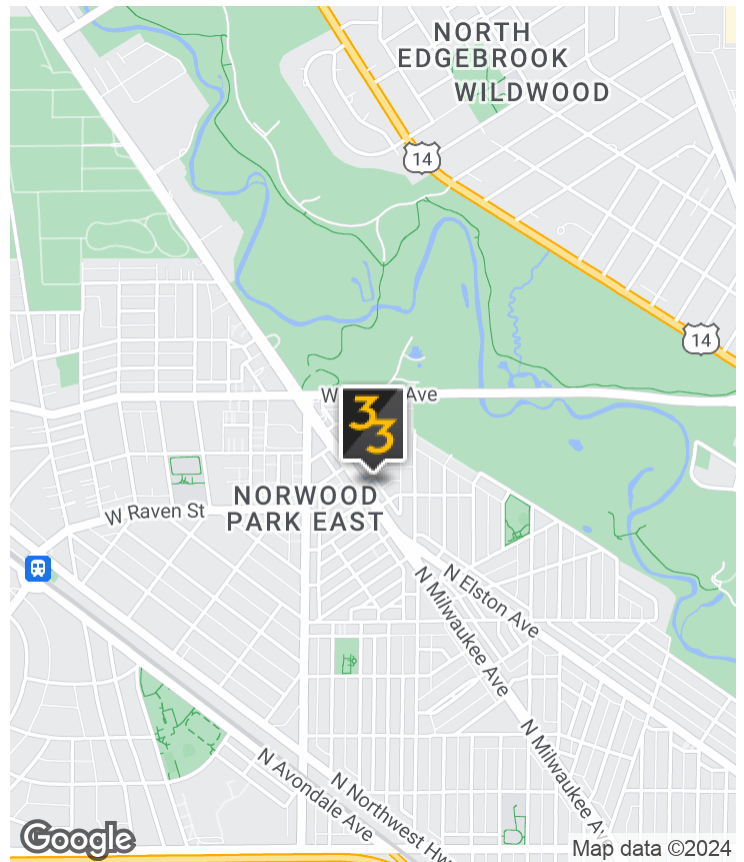
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### OFFERING SUMMARY

Sale Price:	\$180,000
Building Size:	1,600 SF
Available SF:	1,600 SF
Lot Size:	2,400 SF
Number of Units:	1
Price / SF:	\$112.50
Year Built:	1955
Zoning:	B3-1
Market:	Jefferson Park
Asking Rent:	\$20/SF

### PROPERTY OVERVIEW

33 Realty is pleased to present for sale 6217 N. Milwaukee, a +/- 1,600 SF single-story commercial building located in the East Norwood Park neighborhood of Chicago.

The property was constructed in 1955 and is situated on a 2,400 SF parcel.

Currently occupied long-term by a dental office on a month-to-month basis, the property features improvements consistent with a dental office (water in exam rooms) and approximately 3-4 rear parking spaces

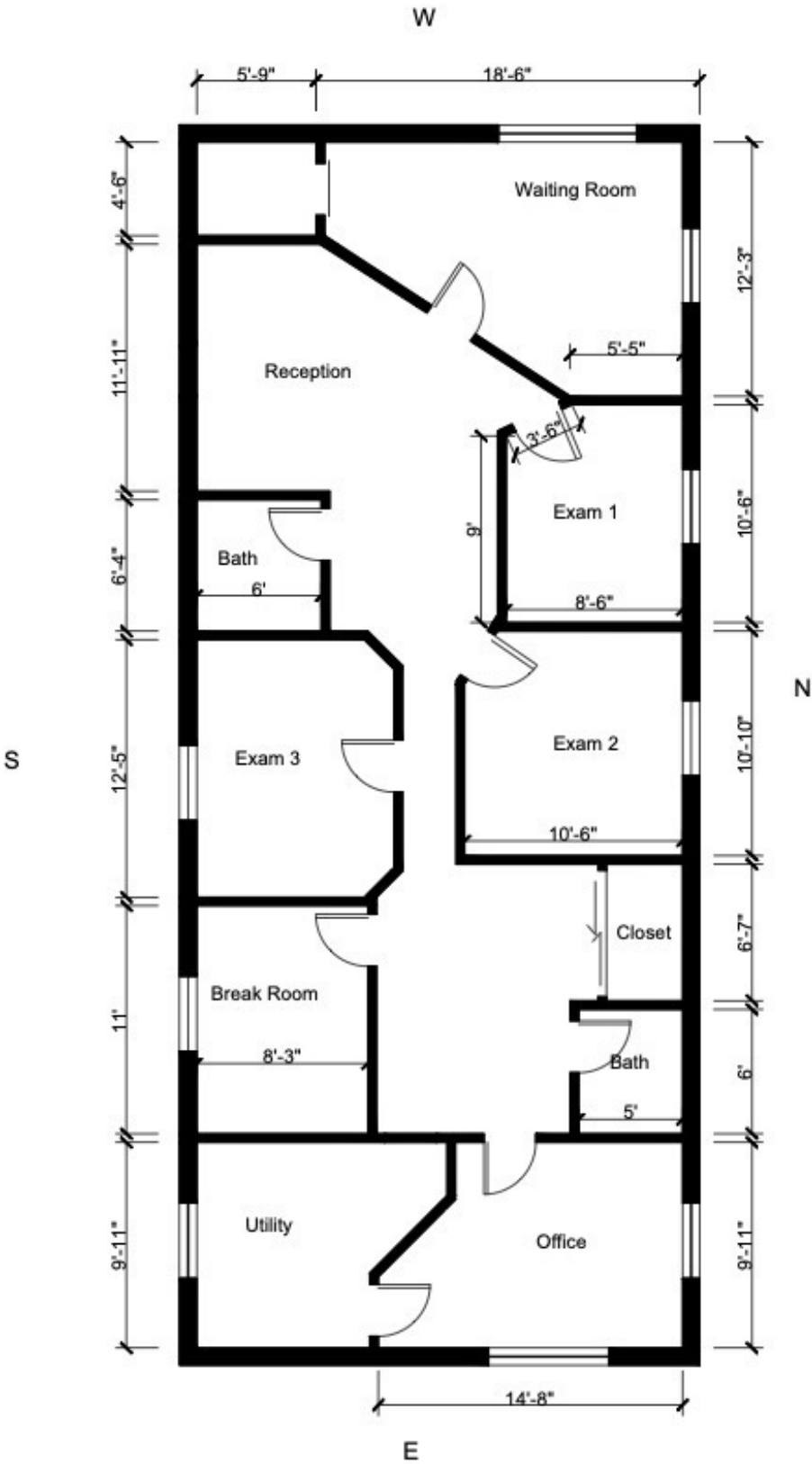
See floor plan for space configuration

The building features gas-forced heat & central air, multiple storage closets, hardwood flooring, and two bathrooms.

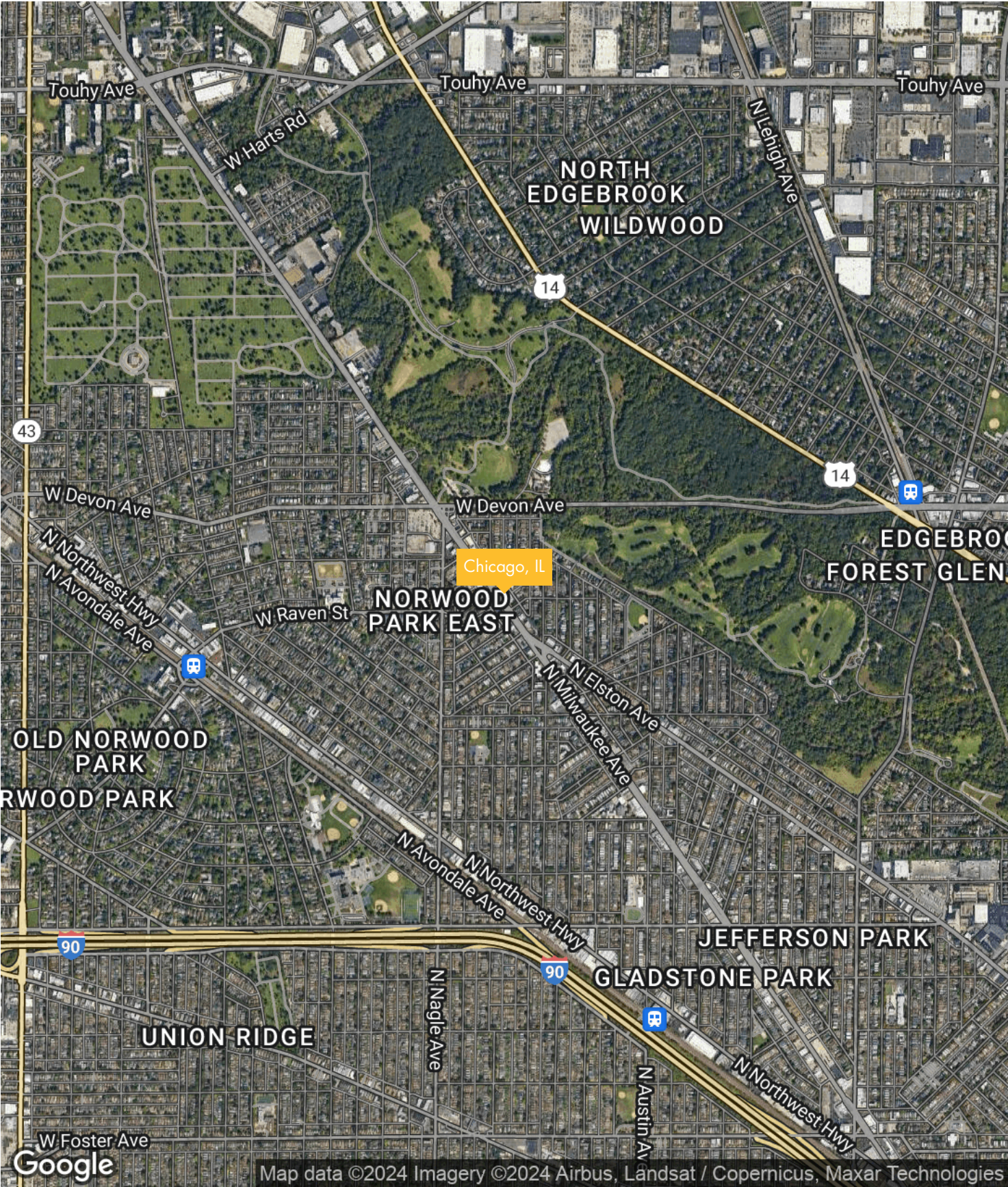
The building can be purchased with neighboring properties 6219 & 6221 N. Milwaukee for \$640,000.

The property is also available for lease for \$20/SF modified gross, with the tenant responsible for: monthly rent, electric, gas, water, and snow removal.

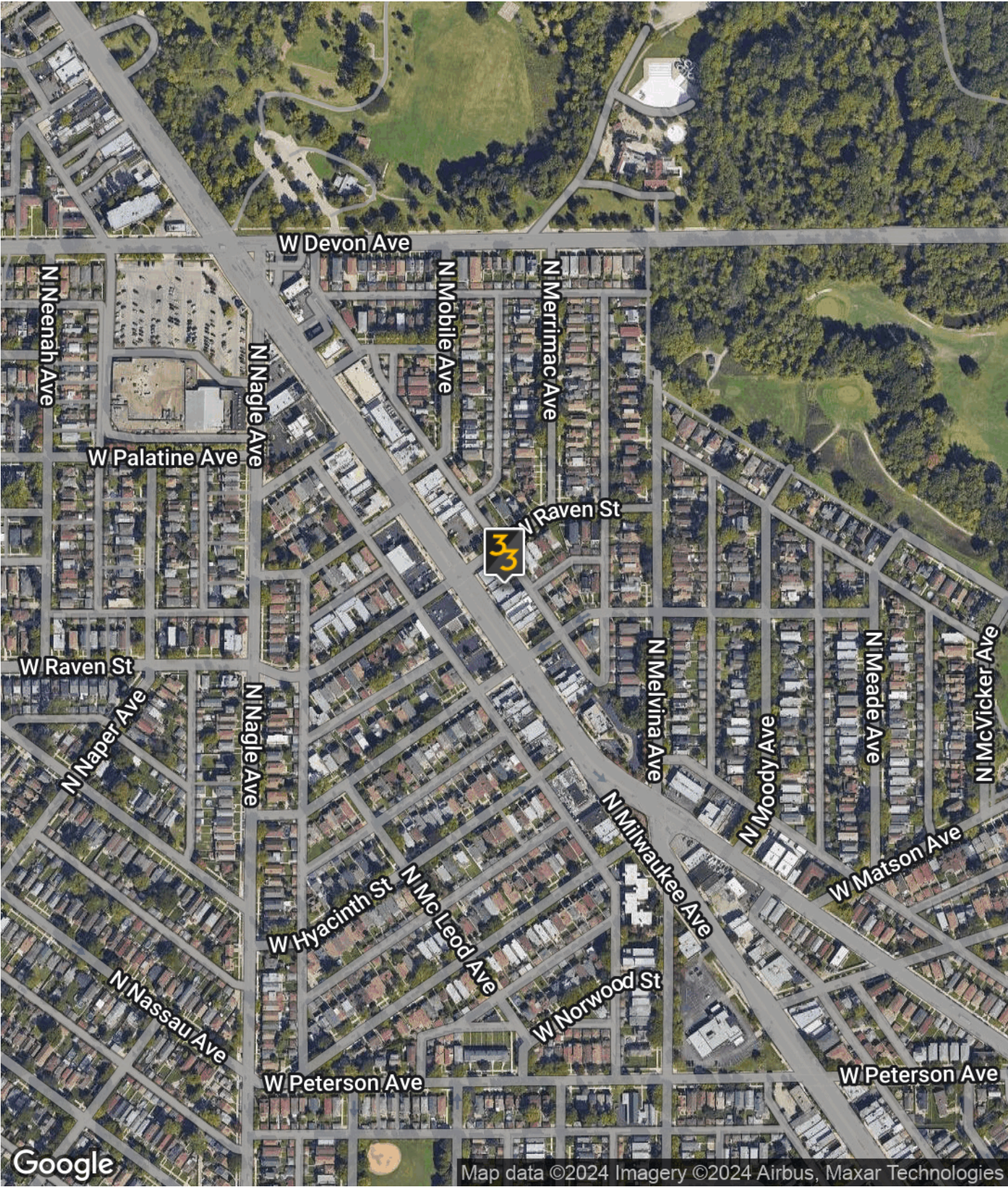




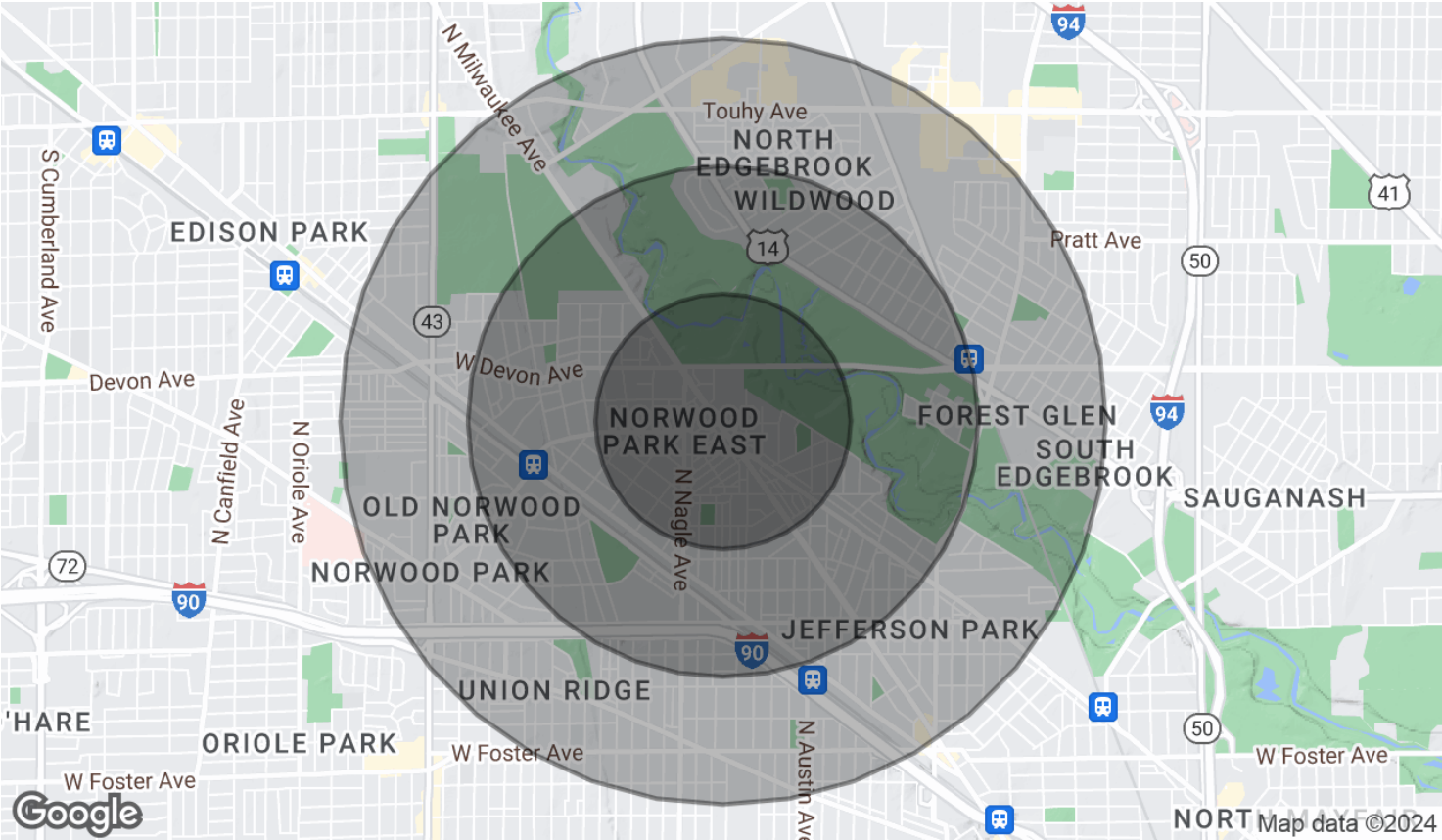












POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	7,217	21,629	49,876
Average Age	35.5	39.9	42.3
Average Age (Male)	32.2	38.0	39.6
Average Age (Female)	41.4	43.2	45.1
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,622	8,782	20,315
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$155,209	\$115,896	\$109,666
Average House Value	\$417,104	\$371,732	\$371,324

2020 American Community Survey (ACS)









**GENE HART**

Broker

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**PROFESSIONAL BACKGROUND**

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his fiancé Sara and three French Bulldogs, Jerry, Elaine, & Kramer, in Chicago's Wicker Park neighborhood.

**EDUCATION**

DePaul University '11

- Honors Program
- Real Estate Program

**MEMBERSHIPS**

Licensed Illinois Real Estate Broker

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