



REALTY

6219 N. Milwaukee - 1,800 SF Commercial Building

A Office Investment Offering

Presented by: **GENE
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OFFERING SUMMARY

Sale Price:	\$250,000
Building Size:	1,800 SF
Lot Size:	2,400 SF
Number of Units:	1
Price / SF:	\$138.89
Year Built:	1955
Zoning:	B3-1
Market:	Chicago
Submarket:	Jefferson Park & Norwood Park East
	\$22/SF

PROPERTY OVERVIEW

33 Realty is pleased to present for sale and lease 6219 N. Milwaukee, a +/- 1,800 SF single- story commercial building located in the Norwood Park East neighborhood of Chicago. The property was constructed in 1955 and is situated on a 2,400 SF parcel.

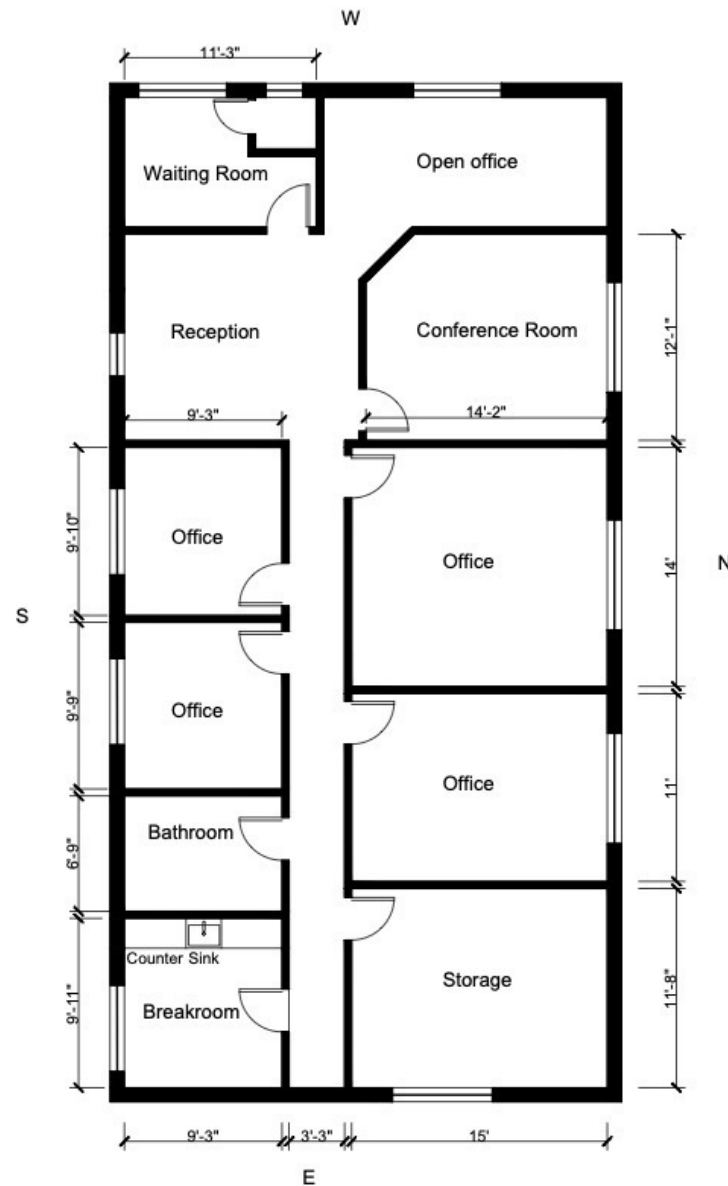
Currently owner-occupied by a law office, the property features upgraded office improvements and approximately 3-4 rear parking spaces

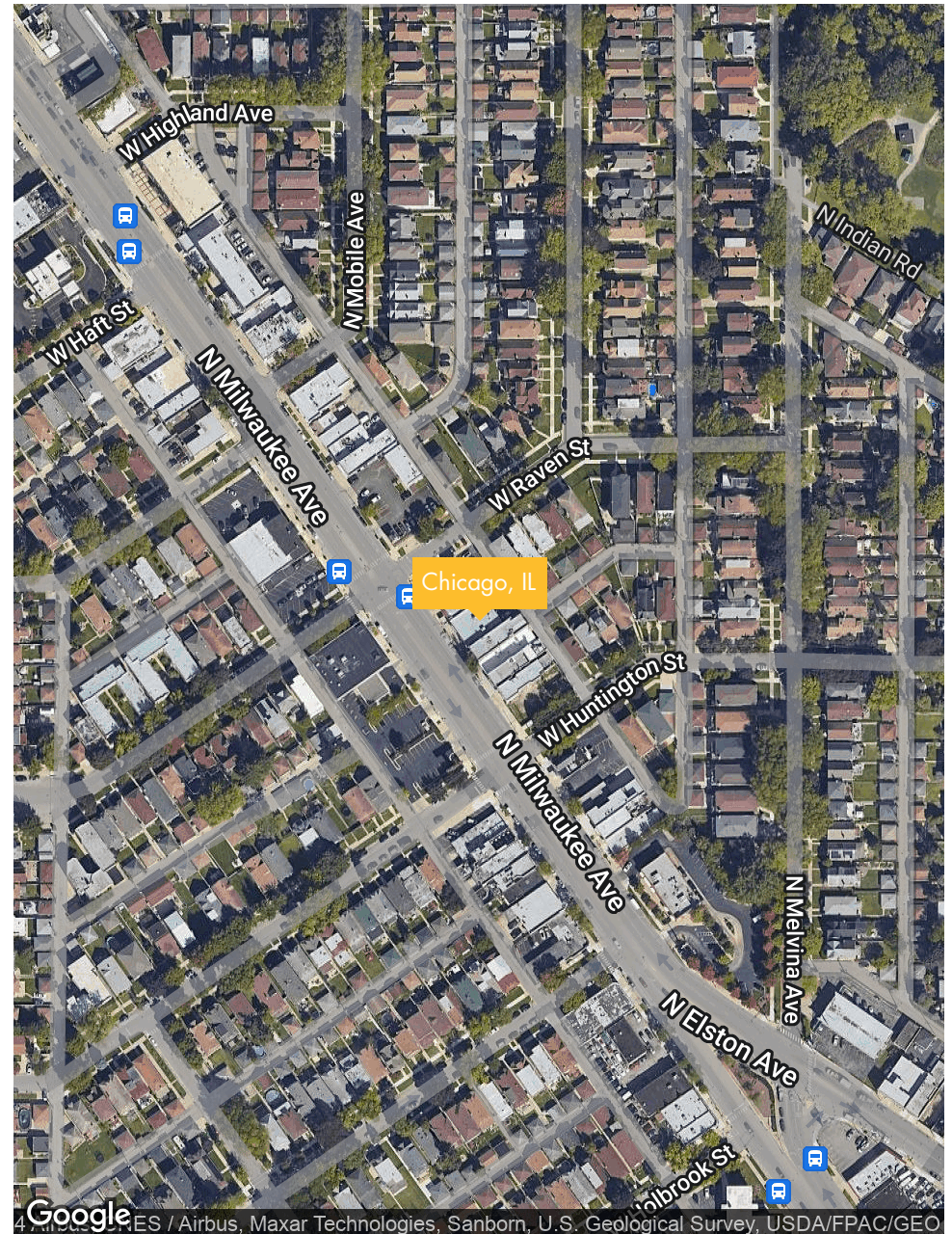
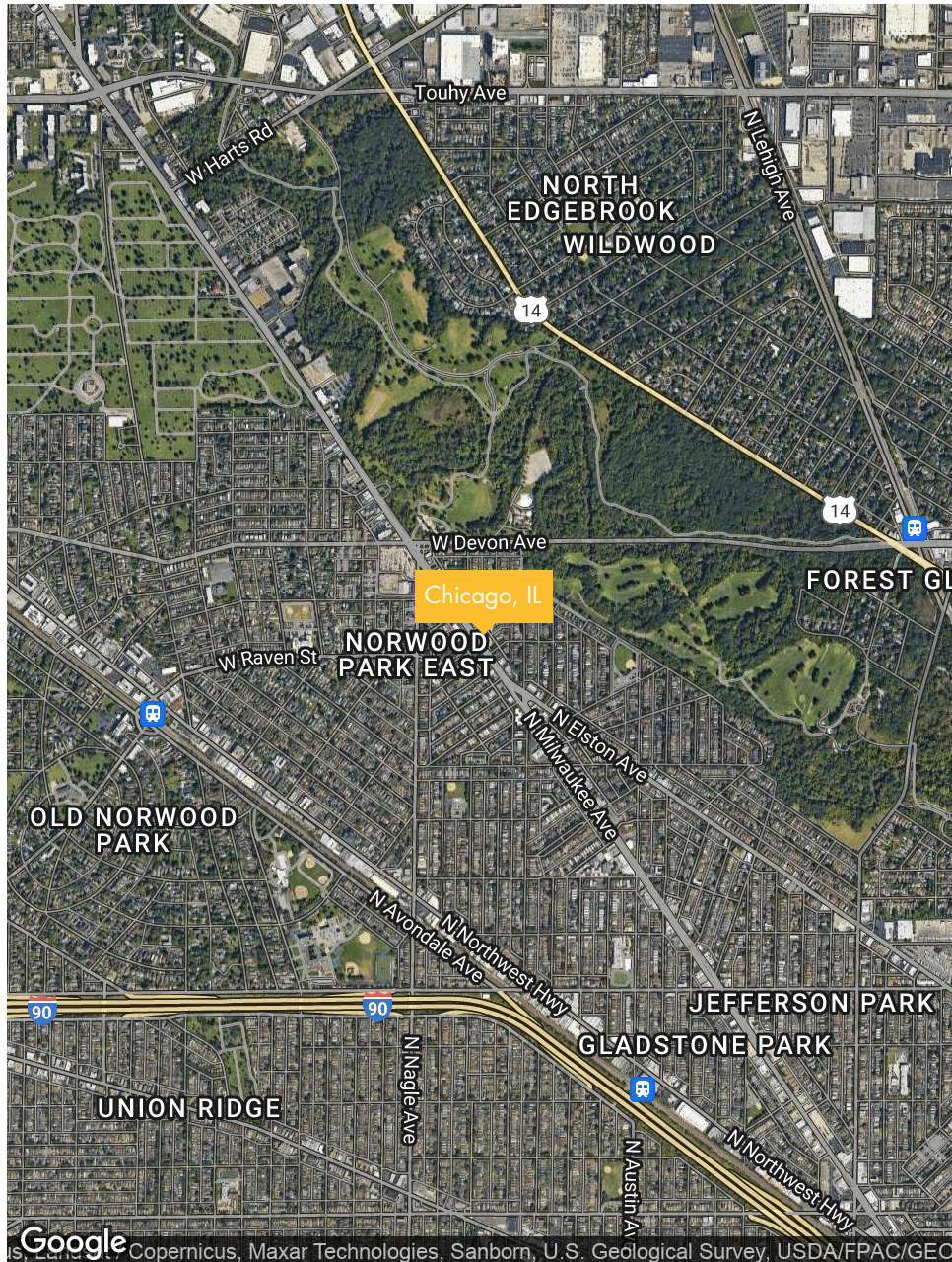
See floor plan for space configuration

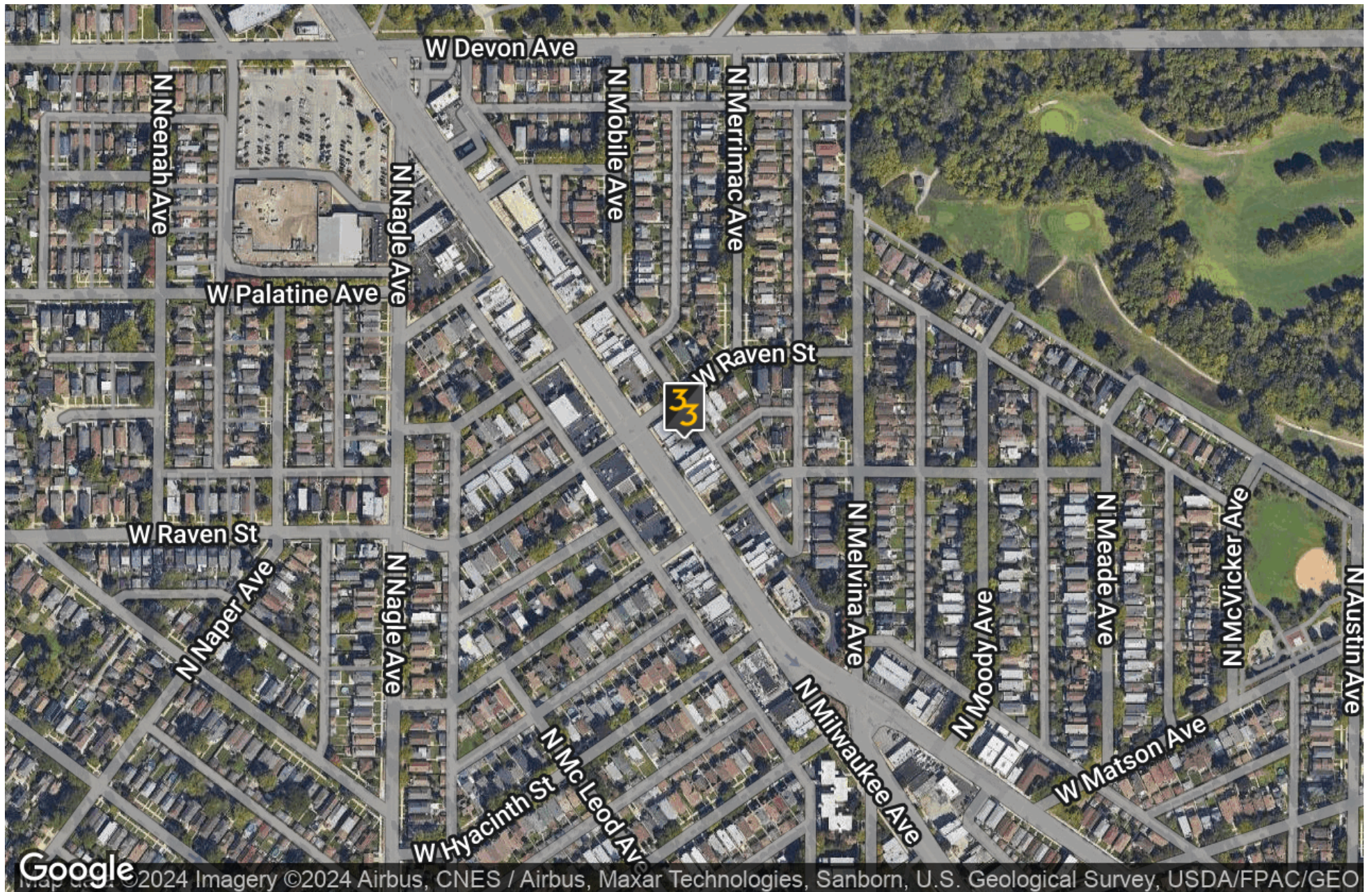
The building features gas-forced heat & central air, multiple storage closets, hardwood flooring, break room, and one bathroom.

The building can be purchased with neighboring properties 6217 & 6221 N. Milwaukee for \$640,000.

The property is also available for lease for \$22/SF modified gross, with the tenant responsible for: monthly rent, electric, gas, water, and snow removal.

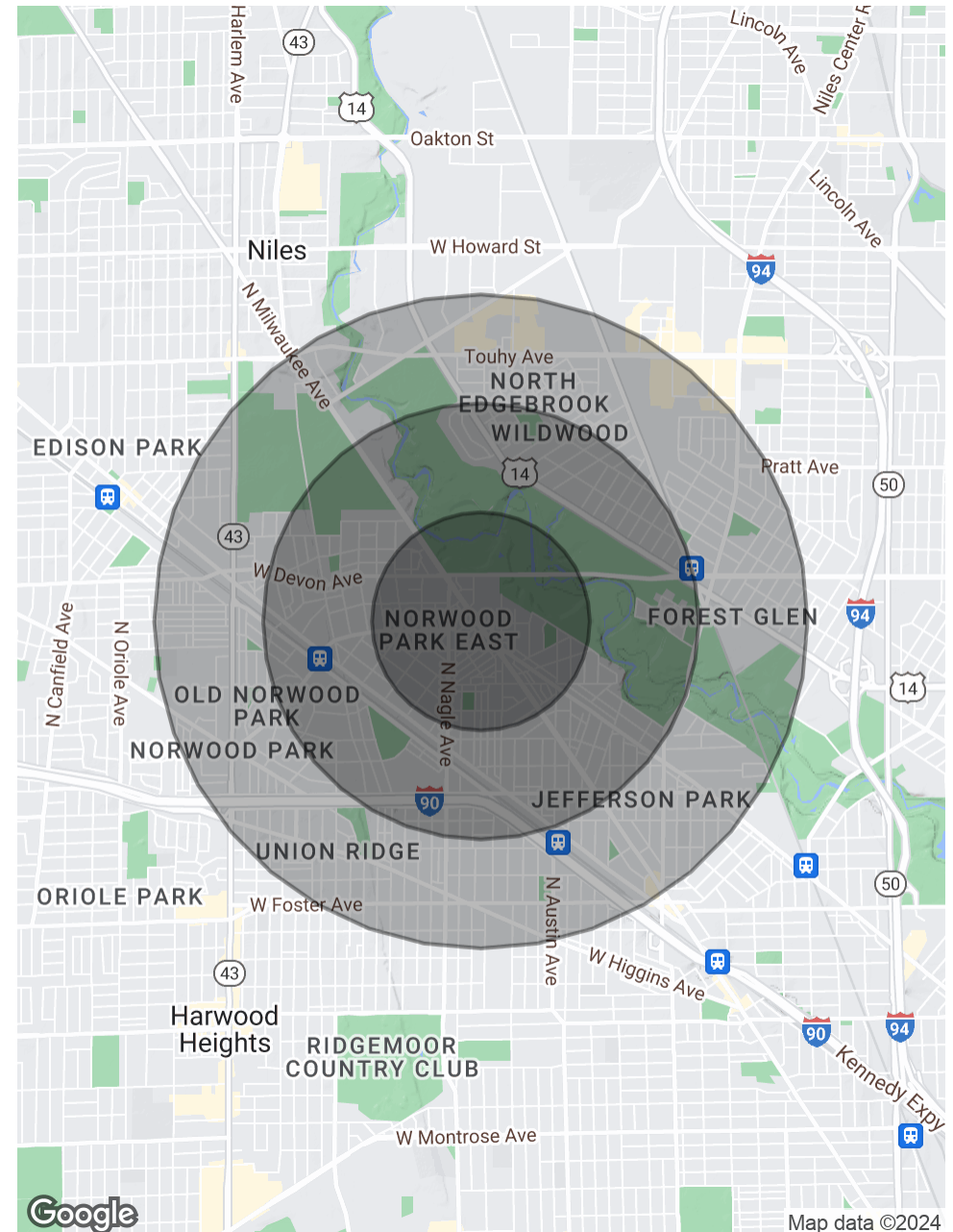






POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	7,206	21,621	49,838
Average Age	35.5	39.9	42.3
Average Age (Male)	32.2	38.0	39.6
Average Age (Female)	41.4	43.2	45.1
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,619	8,779	20,300
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$155,228	\$115,926	\$109,697
Average House Value	\$416,916	\$371,822	\$371,391

* Demographic data derived from 2020 ACS - US Census







**GENE HART**

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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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