



REALTY

6221 N Milwaukee - 2,200 SF Commercial Building

A Office Investment Offering

Presented by: **GENE
HART**
Broker
219.465.8584
gene.hart@33realty.com



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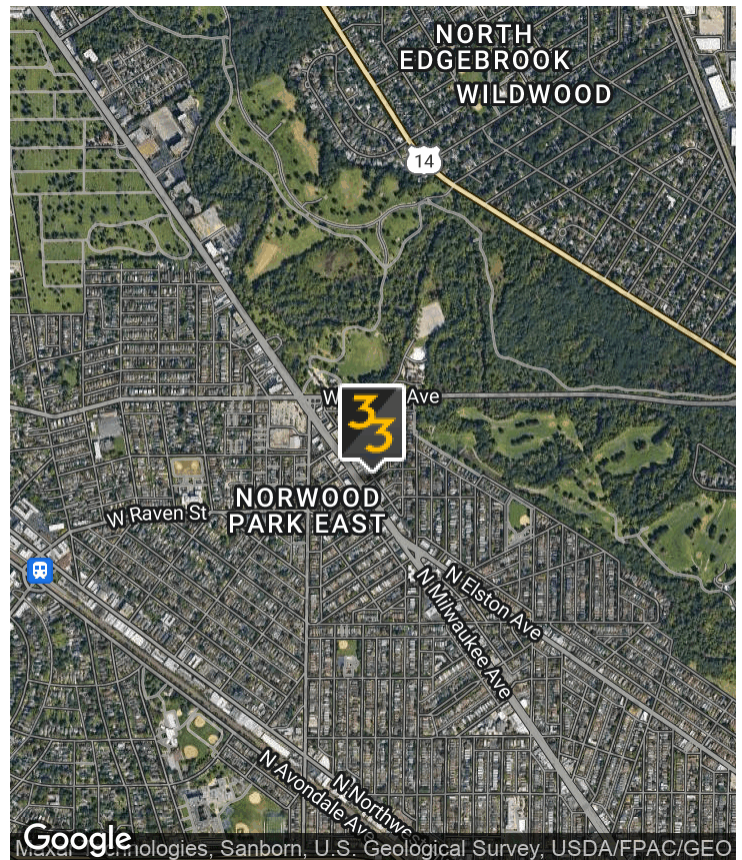
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OFFERING SUMMARY

Sale Price:	\$288,000
Building Size:	2,200 SF
Available SF:	2,200 SF
Lot Size:	2,400 SF
Price / SF:	\$130.91
Year Built:	1955
Zoning:	B3-1
Market:	Chicago
Submarket:	Norwood Park East
Asking Rent:	\$20/SF

PROPERTY OVERVIEW

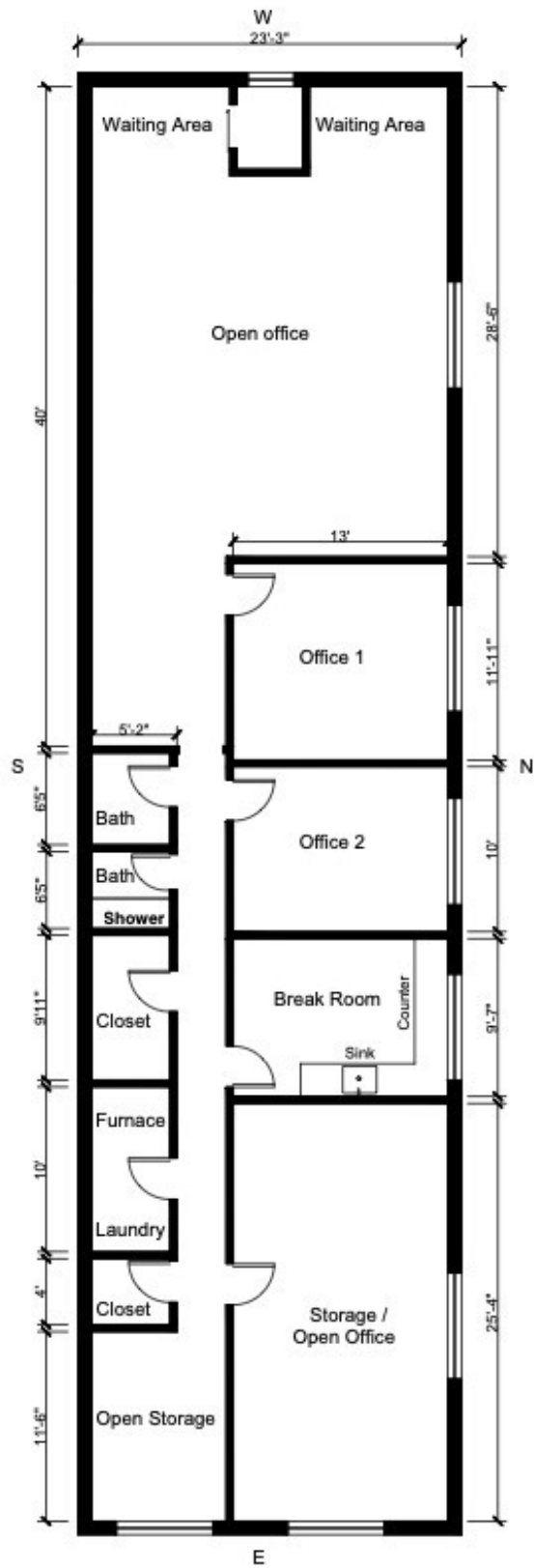
33 Realty is pleased to present for sale and lease 6221 N. Milwaukee, a +/- 2,200 SF single-store commercial building located in the Norwood Park East neighborhood of Chicago. The property was constructed in 1955 and is situated on a 2,400 SF parcel.

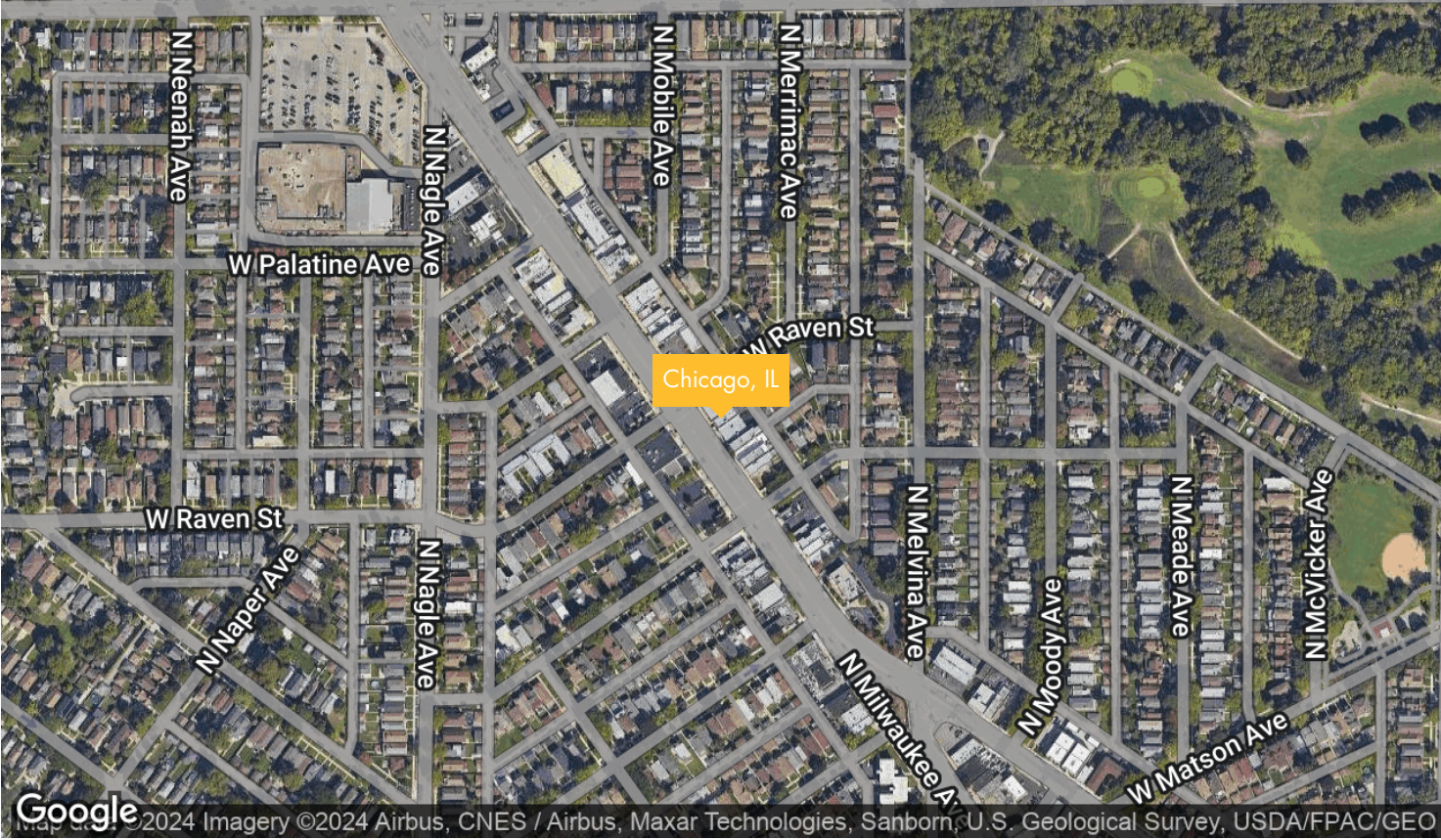
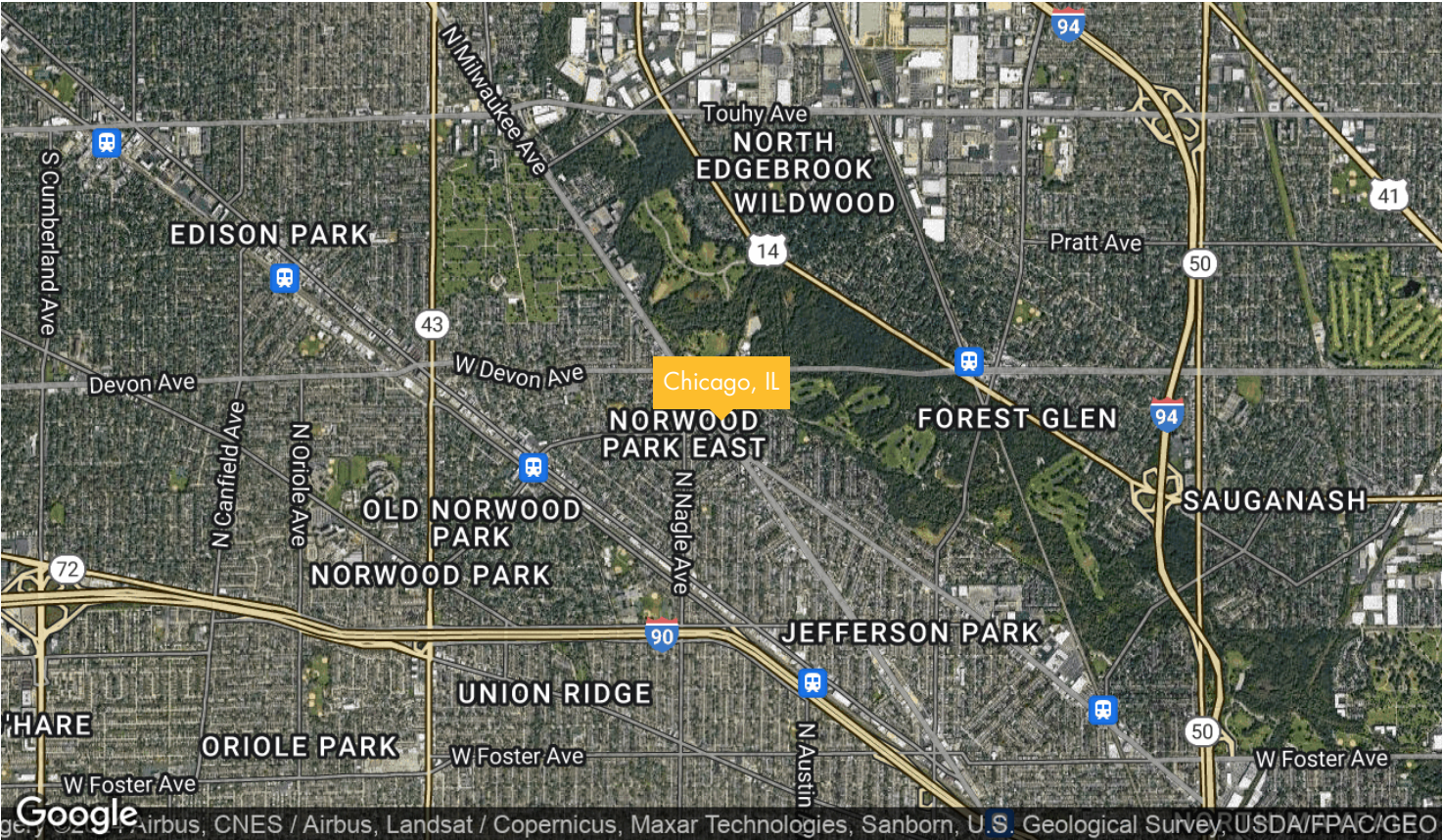
Previously utilized by a travel agency, the property has been extensively upgraded for office purposes and also features a rear addition constructed in the 70's. Please see floor plan for property layout.

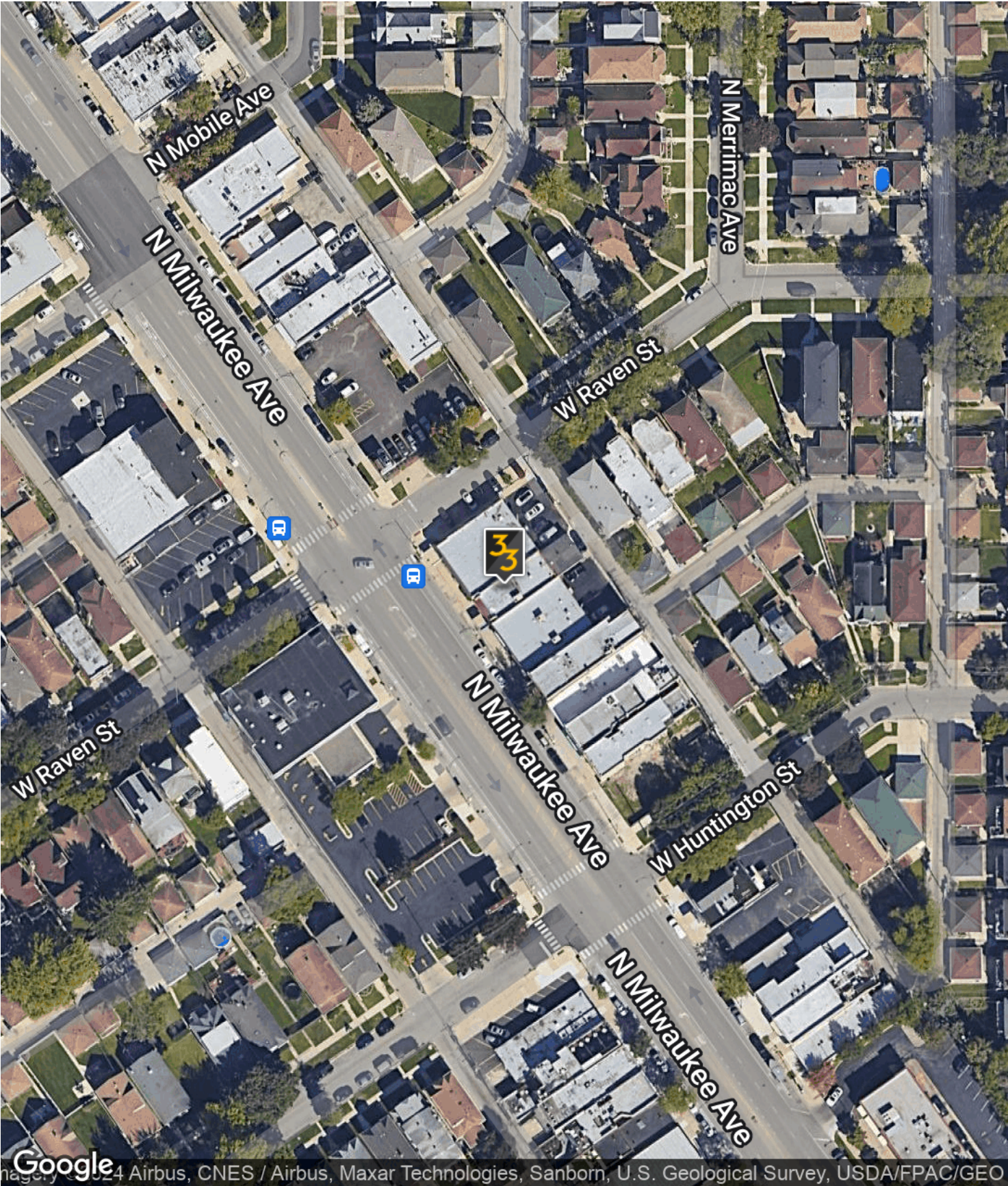
The building features gas-forced heat & central air, multiple storage closets, in-unit laundry, hardwood flooring, and two bathrooms, one featuring a shower.

The building can be purchased with neighboring properties 6217 & 6219 N. Milwaukee for \$640,000.

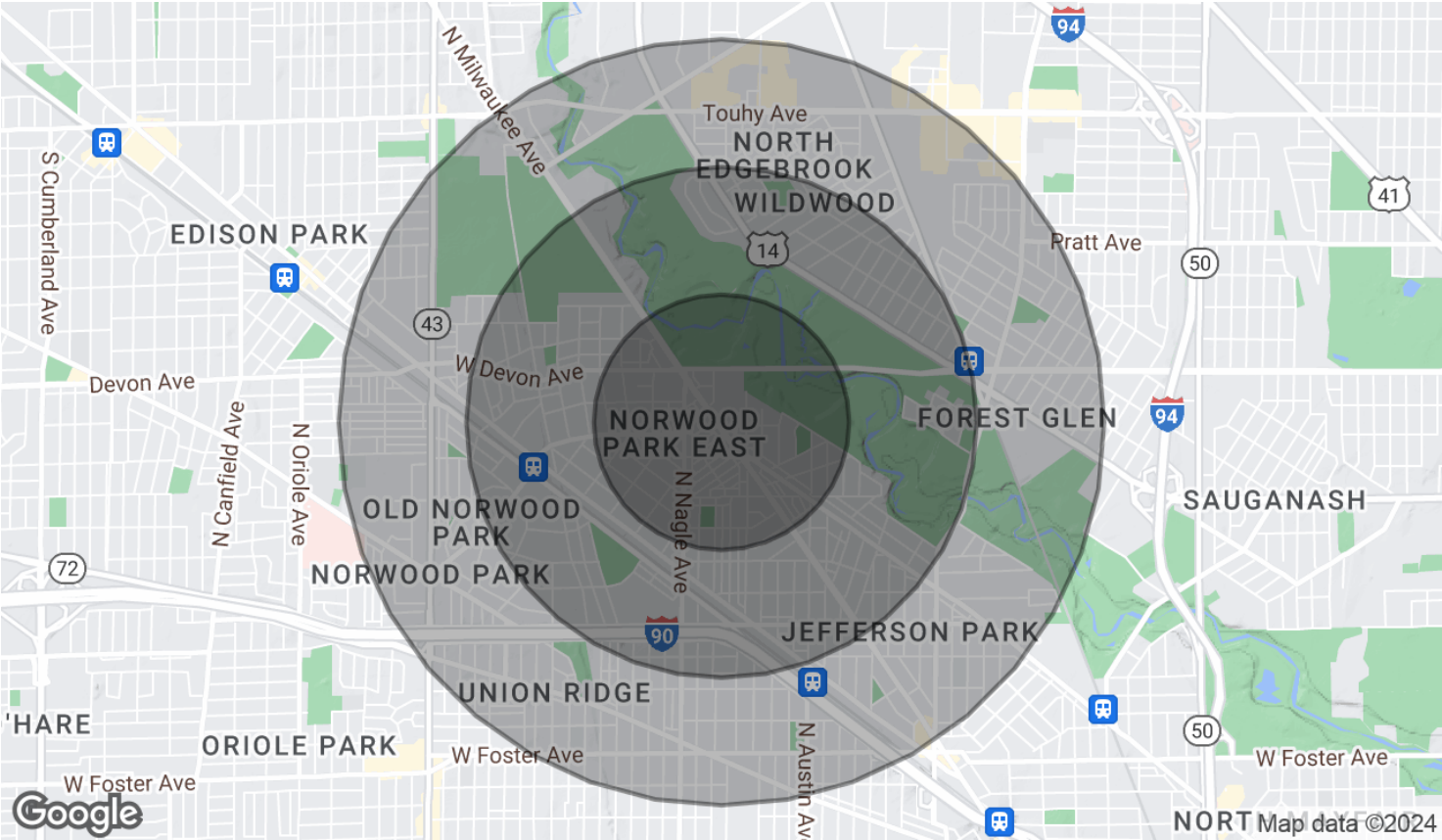
The property is available for lease for \$20/SF modified gross, with the tenant responsible for: monthly rent, electric, gas, water, and snow removal.







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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	7,187	21,594	49,775
Average Age	35.5	40.0	42.4
Average Age (Male)	32.1	38.0	39.6
Average Age (Female)	41.5	43.2	45.1
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,614	8,764	20,285
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$155,638	\$115,982	\$109,674
Average House Value	\$417,164	\$371,598	\$371,225

* Demographic data derived from 2020 ACS - US Census





**GENE HART**

Broker

gene.hart@33realty.com

Direct: 219.465.8584

IL #475.149185

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

33 Realty
357 W. Chicago
Chicago, IL 60657
773.327.4975