



OFFERING MEMORANDUM

5245-5251 W Grand Avenue

5245-5251 W GRAND AVENUE

Chicago, IL 60639

PRESENTED BY:

DANIEL VANCHIERI

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Table of Contents

4

PROPERTY INFORMATION

Property Summary	5
Complete Highlights	6
Additional Photos	7

8

LOCATION INFORMATION

Location Overview	9
Regional Map	10
Location Map	11
Aerial Map	12

13

DEMOGRAPHICS

Demographics Map & Report	14
---------------------------	----

15

ADVISOR BIOS

Advisor Bio 1	16
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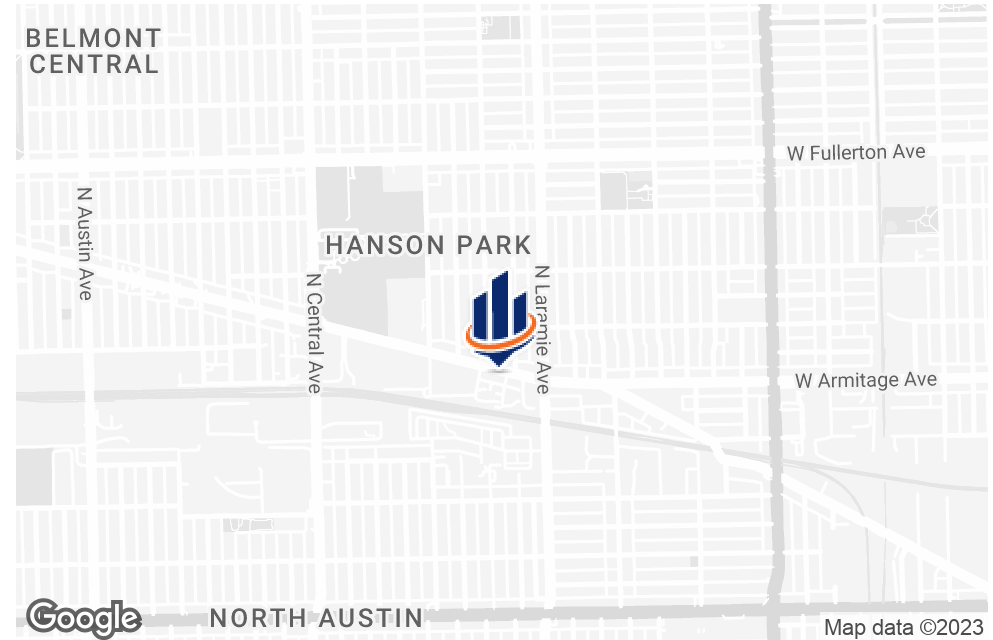
This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate 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.



SECTION 1

Property Information



OFFERING SUMMARY

SALE PRICE:	\$950,000
BUILDING SIZE:	6,400 SF
LOT SIZE:	9,025 SF
PRICE / SF:	\$148.44
YEAR BUILT:	1947
ZONING:	M1-2 Light Manufacturing Zoning
APN:	13-33-116-024

PROPERTY OVERVIEW

SVN Chicago Commercial is excited to share the pricing details for the exceptional auto repair center located at 5245-5251 W. Grand Avenue. A remarkable property designed to elevate your automotive business to new heights. Boasting an impressive 6,400 square feet of space, this facility offers an expansive and well-equipped environment to meet all your repair and maintenance needs.

Step inside and find yourself surrounded by two car lifts, along with a tire removal system and a tire balancer, ensuring seamless operations and efficient service. However, if you have specific preferences, we are more than willing to negotiate the inclusion or exclusion of the tire equipment to suit your requirements perfectly.

Parking convenience is a priority here, with 4 to 5 pull-in car parking spaces available on N Latrobe Ave, allowing easy access for your customers. Additionally, parking for up to eight cars is provided behind the 4,500 square foot portion of the building, maximizing the convenience and accessibility for both clients and staff.

With 85 feet of frontage on W Grand Ave, your business will enjoy exceptional visibility and exposure to the bustling traffic, guaranteeing increased brand recognition and a steady stream of potential customers.



PROPERTY HIGHLIGHTS

- Exceptional auto repair center located at 5245-5251 W Grand, offering a prime opportunity for automotive businesses.
- Spacious facility spanning 6,400 square feet, providing ample space for repair and maintenance operations.
- Well-equipped with two car lifts, a tire removal system, and a tire balancer for seamless and efficient service.
- Convenient parking options
- 85 feet of frontage on W Grand Ave, ensuring excellent visibility and exposure to a high volume of traffic.







SECTION 2
**Location
Information**



LOCATION OVERVIEW

Belmont Cragin is a neighborly part of Chicago. A Latinx community that has grown rapidly with a variety of long-time residents and new neighbors living together. Nicknamed “the bungalow belt,” for their distinctive housing landscape, they are also home to busy commercial corridors, churches, great schools, beautiful parks, and community organizations dedicated to making this a safe, friendly, and family-oriented place to call home.

Belmont Cragin was annexed into Chicago in 1889 and grew over the next decades as a working-class, industrial community. By 1930, the neighborhood had more than 60,000 residents, about a third foreign-born, including Irish, Polish, and Italian workers. Well into the late 1980s, Belmont Cragin’s workforce remained nearly 40% in manufacturing. As Chicago and communities nation-wide lost manufacturing jobs, though, much of that infrastructure was converted into shopping malls and retail spaces that still remain.

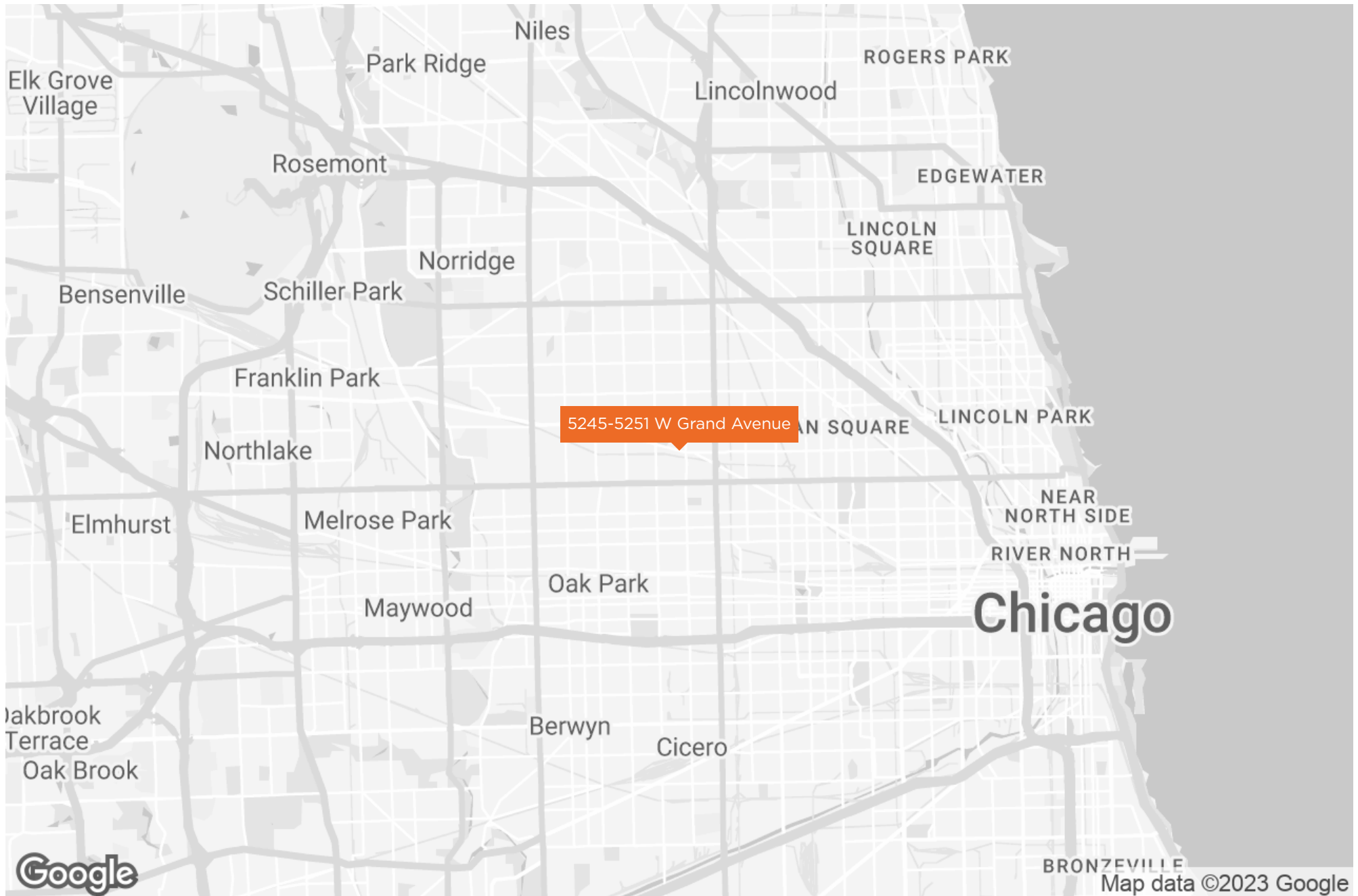
The neighborhood has long nurtured an independent theatre scene. The Stahl Family Theatre is home to the Chicago Kids Company, which has been producing all-ages musicals for more than 30 years. And the Aguijon Theater encourages cross-cultural exploration with classic and contemporary performances that highlight issues affecting the Latino community.

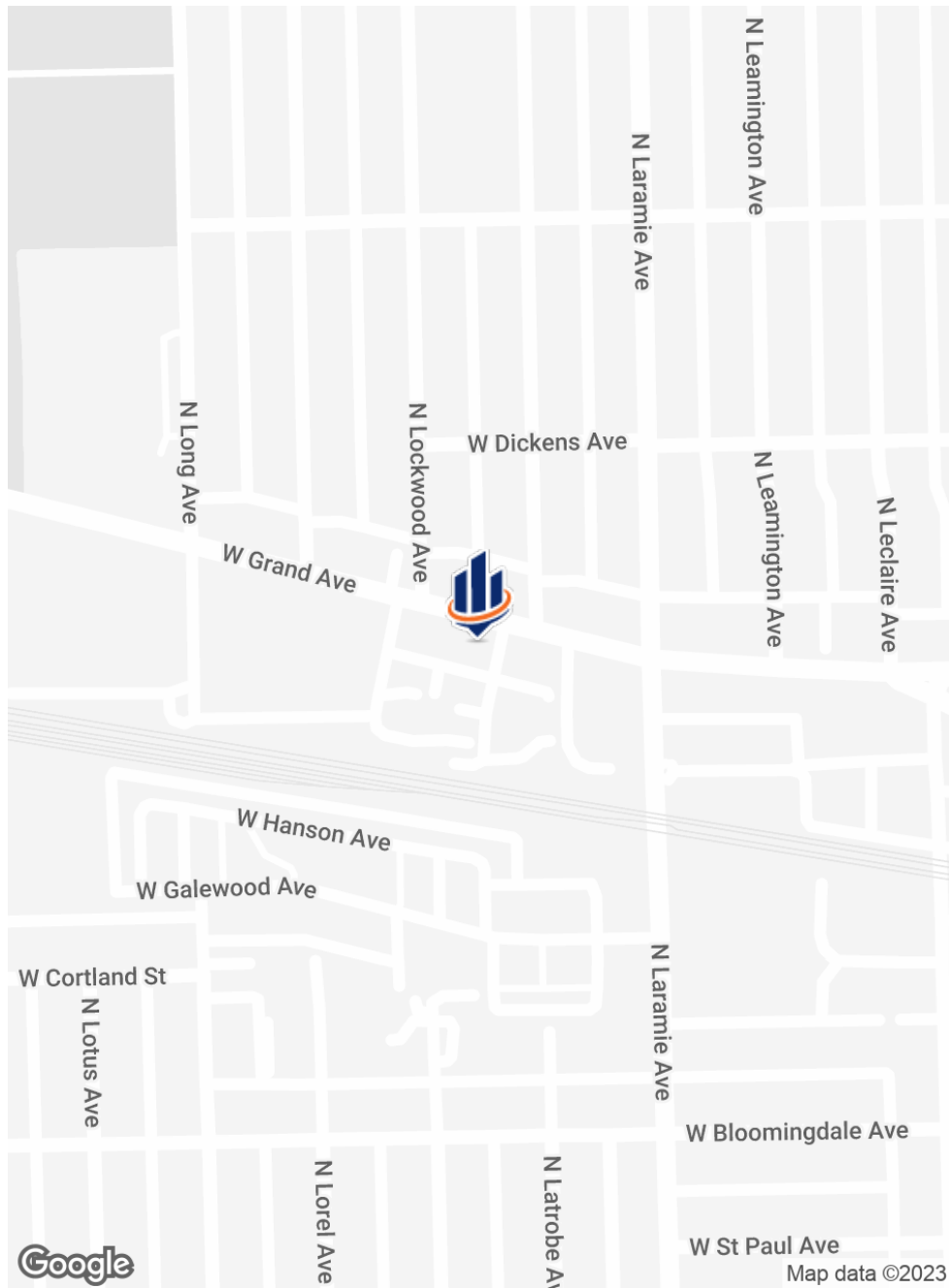
Locals love Riis Park, a 100-year-old green space that’s a gathering place for the community. You’ll find a duck-filled lagoon, picnic areas, a running track, tennis courts, a soccer field, a waterpark, a large pool, and an ice rink in the winter.

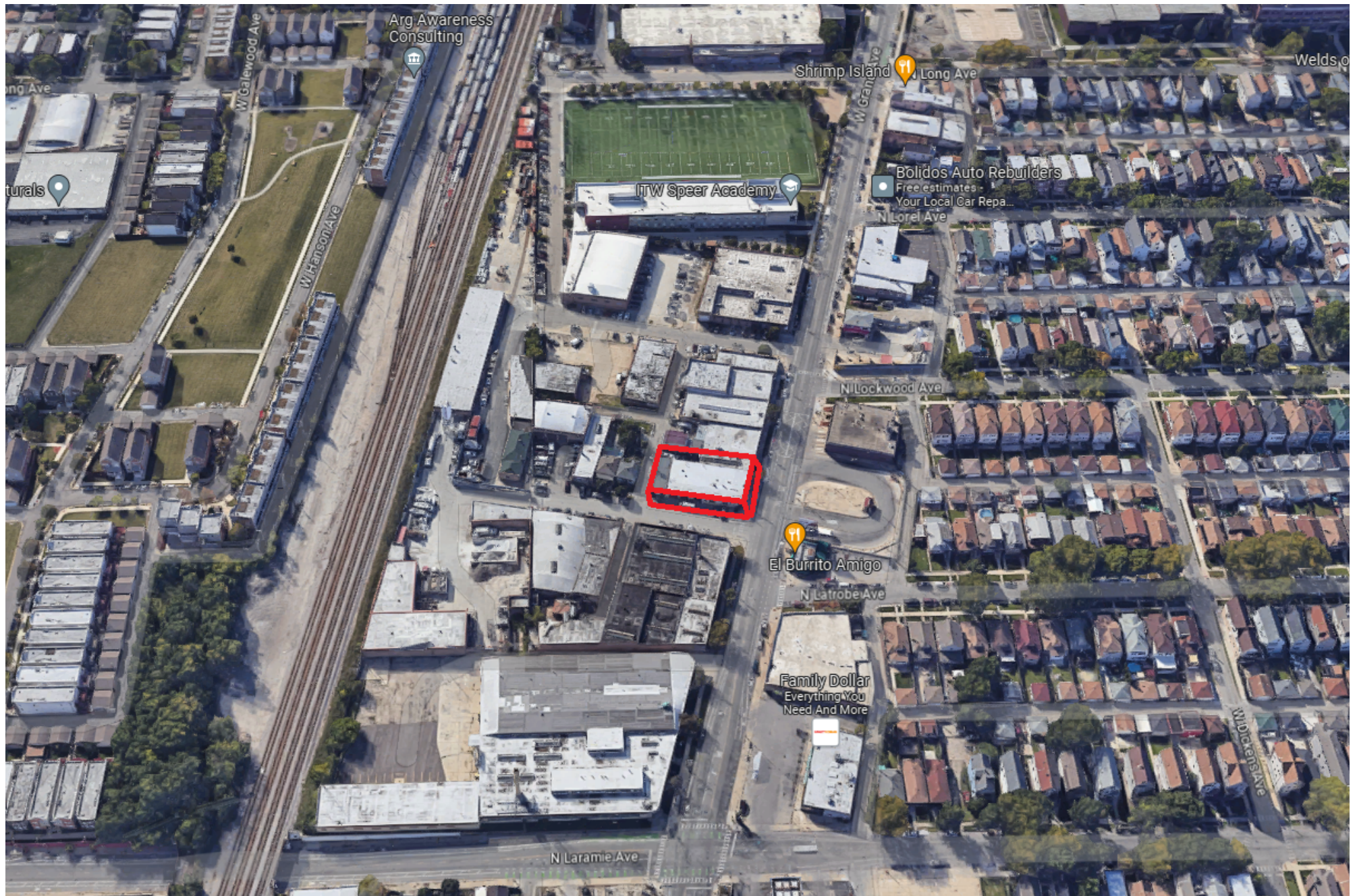
When it comes to dining options, Belmont Cragin draws inspiration from its international roots. Order pierogies and other casual fare at Tasty Polish Food, enjoy a seafood feast at La Costa, try authentic Guatemalan cuisine at Latin Patio Restaurant, and sip pisco sours at Avenida Peru.

There’s also plenty of nightlife to experience, from beloved dive bars to laid-back lounges. Stereo Club is the neighborhood’s place for late-night fun, with DJs spinning everything from Latin beats to Reggaeton to Top 40 hits, so you can dance the night away.











SECTION 3
Demographics

POPULATION

1 MILE 5 MILES 10 MILES

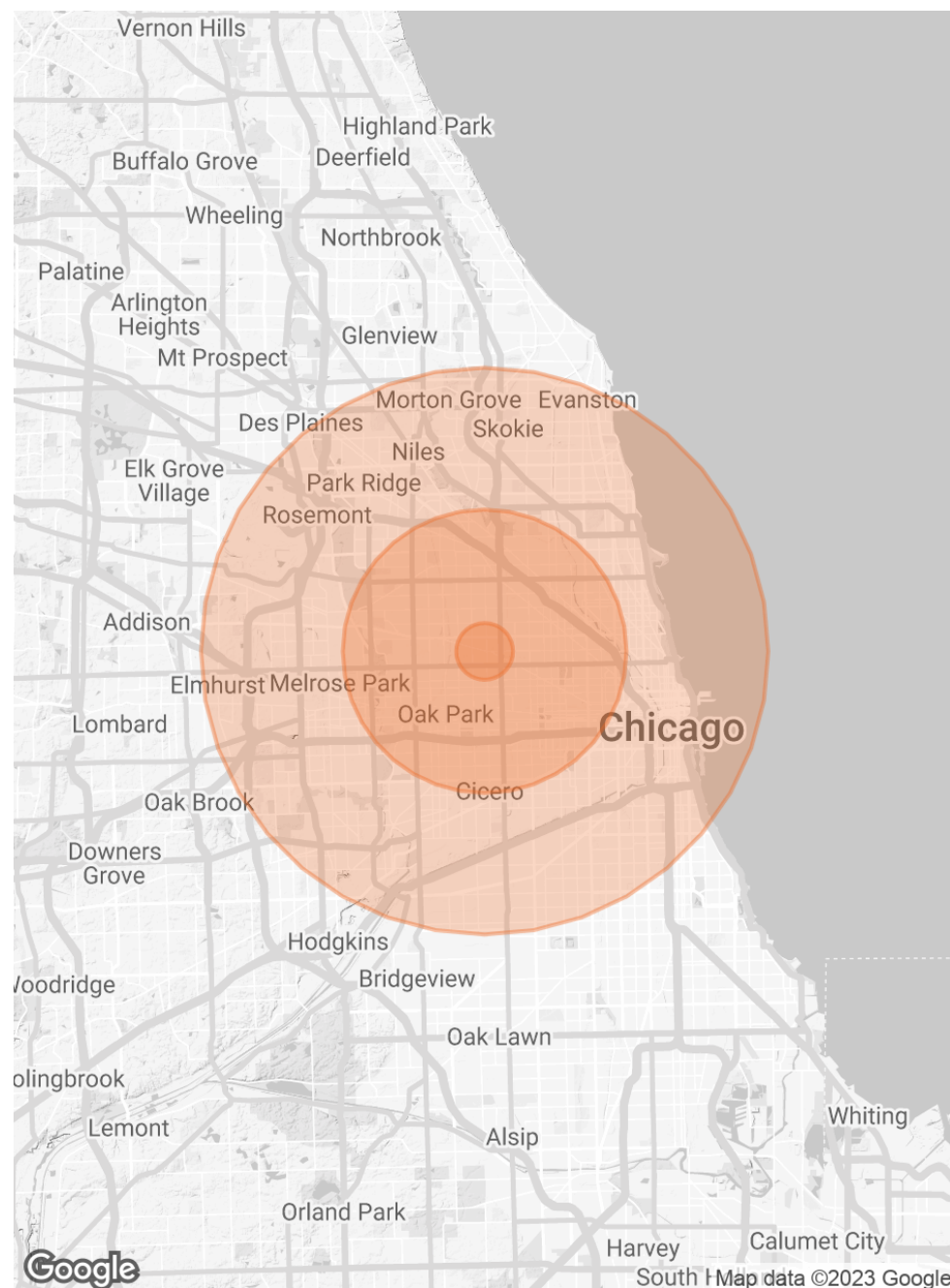
TOTAL POPULATION	58,743	1,065,863	2,818,949
AVERAGE AGE	34.1	36.2	36.8
AVERAGE AGE (MALE)	34.0	35.6	36.1
AVERAGE AGE (FEMALE)	34.6	37.0	37.6

HOUSEHOLDS & INCOME

1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	19,047	433,412	1,211,230
# OF PERSONS PER HH	3.1	2.5	2.3
AVERAGE HH INCOME	\$58,436	\$89,326	\$94,545
AVERAGE HOUSE VALUE	\$223,289	\$331,650	\$333,273

* Demographic data derived from 2020 ACS - US Census





SECTION 4
Advisor Bios



DANIEL VANCHIERI

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PROFESSIONAL BACKGROUND

Daniel Vanchieri has been active in the financial and real estate industry for more than 20 years. As Senior Advisor for SVN and a licensed real estate broker, his focus is primarily on the sale of industrial properties in the Chicagoland and surrounding areas; specializing in properties ranging from the 5,000 to 100,000 square feet.

Daniel is enthusiastic in helping owner/users maximize their true objectives. He is always putting the client's interests above his own, insuring strong, long term relationships with the people with whom he works. Daniel understands that his business hinges on his reputation and doing what is best for his clients. His background is diverse with many years of experience in construction, property management, and operations.

As a successful trader for 18 years at the Chicago Board of Trade, Daniel developed his acute skills as a negotiator and deal maker. Through the many successful opportunities he created for both buyers and sellers, he proved his attention to detail to be unparalleled. As a result, he has a unique understanding on a variety of issues that owners/users face.

Daniel is a graduate of DePaul University with a degree in finance and on a personal note, Daniel keeps very active with his wife and four children. He was a founding member and treasurer of Cass 63 Foundation for Educational Excellence. In addition, he was on the parish counsel at Our Lady of Mount Carmel Church, serving as Director of Finance and Chairman of the Building Committee

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