

SALE / LEASE

Union Professional Building | Mixed Use Value-add Opportunity

3201 UNION AVENUE

Steger, IL 60475

PRESENTED BY:

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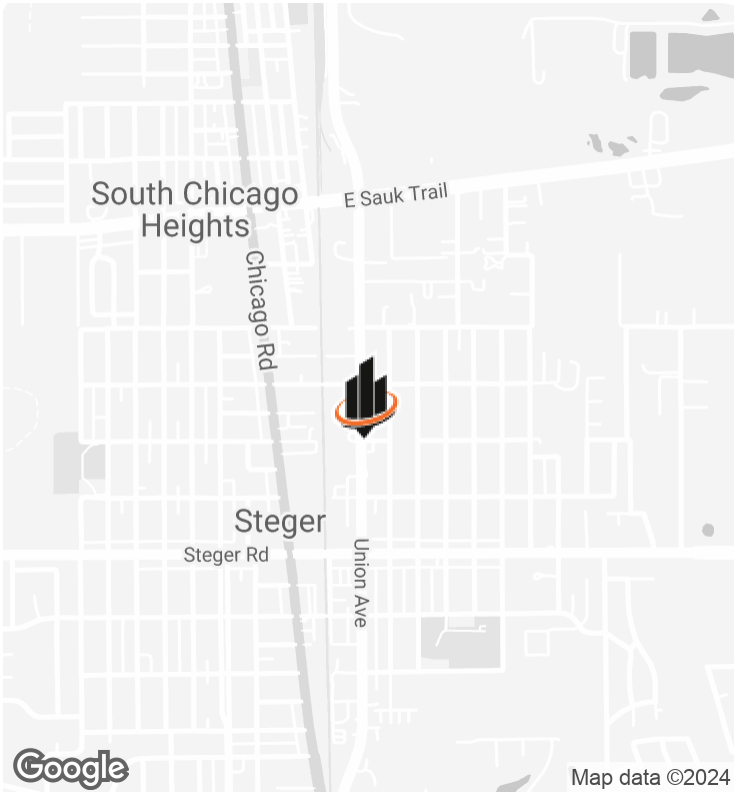
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Union Ave

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$650,000
BUILDING SIZE:	10,950 SF
LOT SIZE:	0.42 Acres
PRICE / SF:	\$59.36
RENOVATED:	2018
ZONING:	B-1
MARKET:	Chicago
SUBMARKET:	South Suburban
APN:	32333180010000

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PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present the Union Professional Building located at 3201 Union Avenue in Steger, Illinois. This ±10,950 SF two-story, mixed-use building on 0.42 AC offers two first-floor retail/office units with a private entry, two second-floor 3B/2B apartments, and a remodeled lower level that is heated with 9' ceiling, open concept, kitchenette and restrooms. Frontage on Union Avenue, with monumental signage, and plenty of parking (36 spaces along front, side, and fenced rear). Priced below replacement cost and value-add to lease retail unit and lower level.

PROPERTY HIGHLIGHTS

- ±10,950 SF two-story, mixed-use building on 0.42 AC
- Monumental and Building Signage
- Newly remodeled
- Open Concept
- Private Entry
- Plenty of Parking
- Frontage on Union Avenue

FIRST FLOOR PHOTOS



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LOWER LEVEL AND PRIVATE PARKING PHOTOS



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SECTION 1
Financial
Analysis

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
Apt 1	-	1,600 SF	14.61%	\$11.25	\$18,000.00	12/31/2024
Apt 2N	-	1,600 SF	14.61%	\$9.56	\$15,300.00	12/31/2024
A	Vacant	1,700 SF	15.53%	-	-	-
B	National Youth Advocate	1,200 SF	10.96%	\$13.50	\$16,200.00	7/31/2024
Lower Level	Vacant	3,000 SF	27.40%	-	-	-
TOTALS		9,100 SF	83.11%	\$34.31		
AVERAGES		1,820 SF	16.62%	\$11.44		

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INCOME & EXPENSES

INCOME SUMMARY		UNION PROFESSIONAL BUILDING VALUE-ADD OPPORTUNITY	
VACANCY COST			\$0
GROSS INCOME			\$51,300
EXPENSES SUMMARY		UNION PROFESSIONAL BUILDING VALUE-ADD OPPORTUNITY	
TAXES (2023)			\$12,568
INSURANCE			\$4,620
UTILITIES			\$2,160
SNOW REMOVAL / LANDSCAPING			\$2,500
OPERATING EXPENSES			\$21,848
NET OPERATING INCOME			\$29,452

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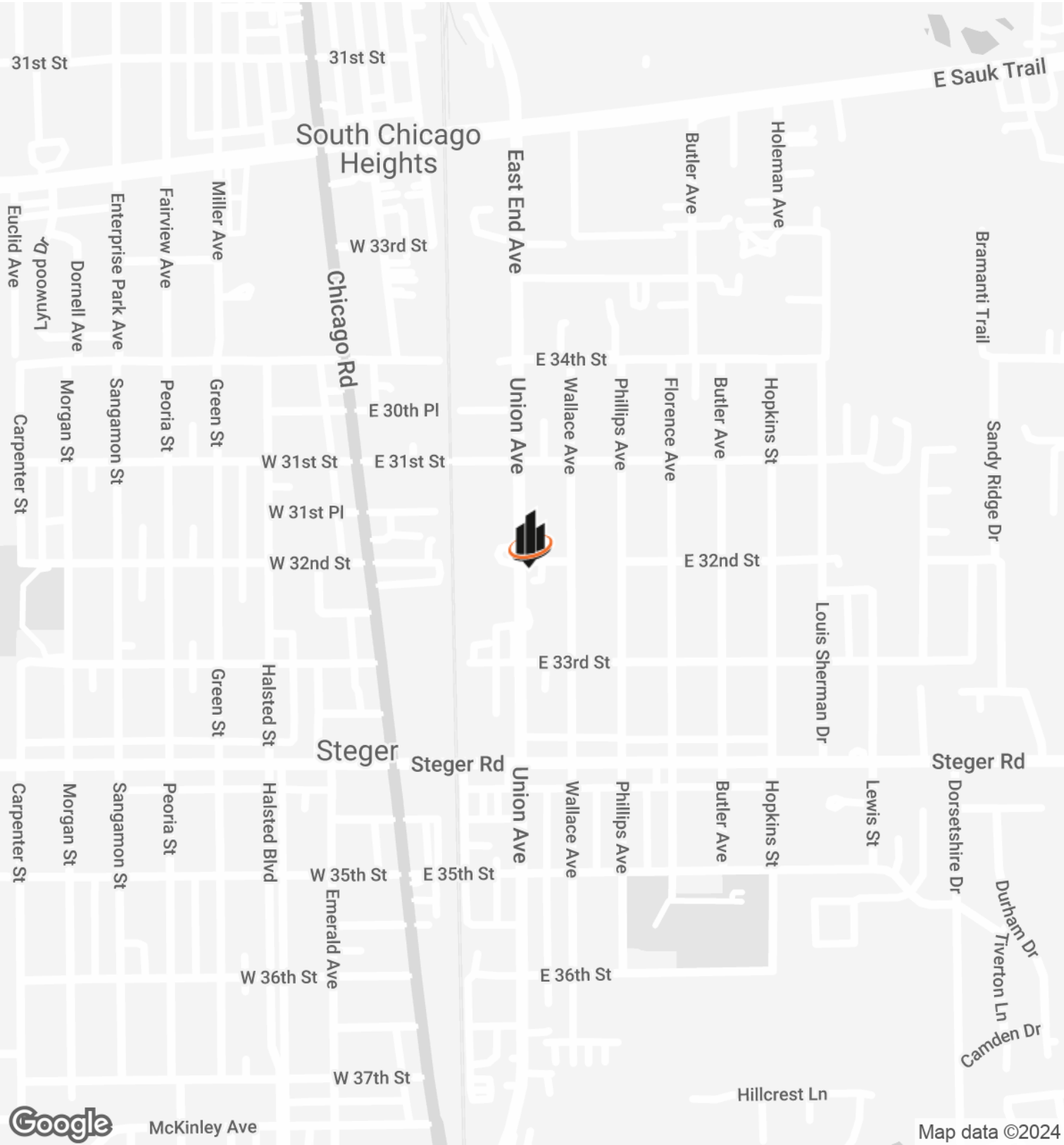
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RETAIL AND TRAFFIC COUNT AERIAL



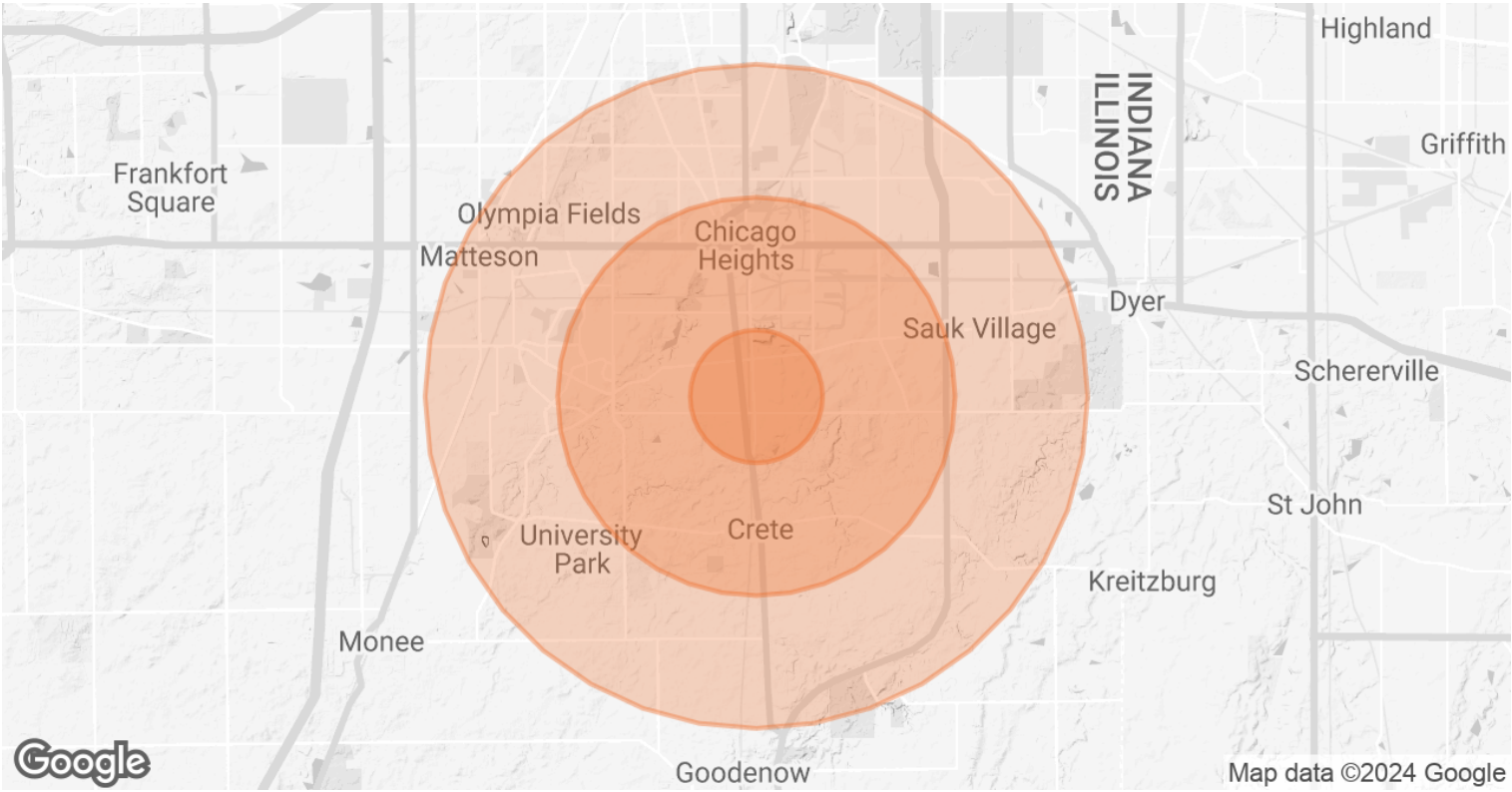
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,691	51,936	130,672
AVERAGE AGE	35.0	34.5	35.9
AVERAGE AGE (MALE)	36.0	33.8	33.9
AVERAGE AGE (FEMALE)	34.1	36.0	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,146	19,927	48,401
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$52,501	\$51,589	\$60,483
AVERAGE HOUSE VALUE	\$137,357	\$170,179	\$185,466

2020 American Community Survey (ACS)

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