

FOR SALE

A large, multi-story concrete building with many windows, surrounded by trees and a clear blue sky. A street sign and a 'For Sale' sign are visible in the foreground.

2310 YORK

BLUE ISLAND, IL



\$1,899,000
LENDER DIRECTED SALE
40,000 + SF MEDICAL OFFICE



Maryanne Damiani, MD
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Husam Marsoh, MD
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Holly Clark, NP
Nancy Meide, NP
Melissa Schultz, PA
Matthew Wilkin, PA

**PRIME
OFFICE SPACE
AVAILABLE**

PROPERTY SUMMARY



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Vacated 43,157 SF Medical Office Building. Many units are in turn-key condition with only cosmetic updates required. Dedicated on-site parking with over 120 spaces available immediately adjacent to the building. Spaces range from 650 SF, full floors units of approximately 5,800 SF and up to 37,375 SF of space available. Suites are already set up to accommodate uses such as dental, general medical, and gym/physical therapy space.

Seller has no reports regarding condition and will not warrant any part of the property. Property will be sold as-is and the building may not have independent sources of gas, electric, heating, cooling, water and sewer.

OFFERING SUMMARY

SALE PRICE:	\$1,899,000
LOT SIZE:	1.66 Acres
BUILDING SIZE:	43,157 SF
PRICE / SF:	\$46.32
ZONING:	UTOD
INCENTIVES:	<i>Enterprise, Opportunity & TOD</i>

PROPERTY DETAILS

SALE PRICE	\$1,899,000
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LOCATION INFORMATION

STREET ADDRESS	2310 York St
CITY, STATE, ZIP	Blue Island, IL 60406
COUNTY	Cook
MARKET	Chicago
CROSS-STREETS	York & Gregory
SIGNAL INTERSECTION	Yes
NEAREST HIGHWAY	1 Mile

BUILDING INFORMATION

BUILDING SIZE	43,157 SF
BUILDING CLASS	C
TENANCY	Multiple
NUMBER OF FLOORS	5
AVERAGE FLOOR SIZE	8,000 SF
FREE STANDING	Yes

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	UTOD
LOT SIZE	1.66 Acres
APN #	25-31-114-004-0000
CORNER PROPERTY	Yes

PARKING & TRANSPORTATION

PARKING TYPE	Surface
NUMBER OF PARKING SPACES	120

TAXES & VALUATION

TAXES (2022)	\$217,134.77
TAXES (EST. BASED ON OFFERING PRICE)	\$99,718.45
FORECLOSURE / DISTRESSED	Yes

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LOCATION DESCRIPTION

The property is located in the Uptown District in the City of Blue Island, IL. Blue Island is a community approximately 15 minutes to Chicago's Loop and is easily accessible via multiple major thoroughfares, expressways, & train lines.

The immediate area includes two Metra Train Route Stops, one being the Rock Island with access between LaSalle Street Station in Chicago down to Joliet, IL. The second is the Metra Electric Line with access from the Vermont stop immediately adjacent to the Hospital down to McCormick Place & Randolph St Station below Millennium Park.

HIGHLIGHTS

- Lender Directed Sale
- On-Site Dedicated Parking
- Elevator Building
- Various Space Sizes
- Adjacent to Metra (2 Lines)
- Located in Enterprise & Opportunity Zones

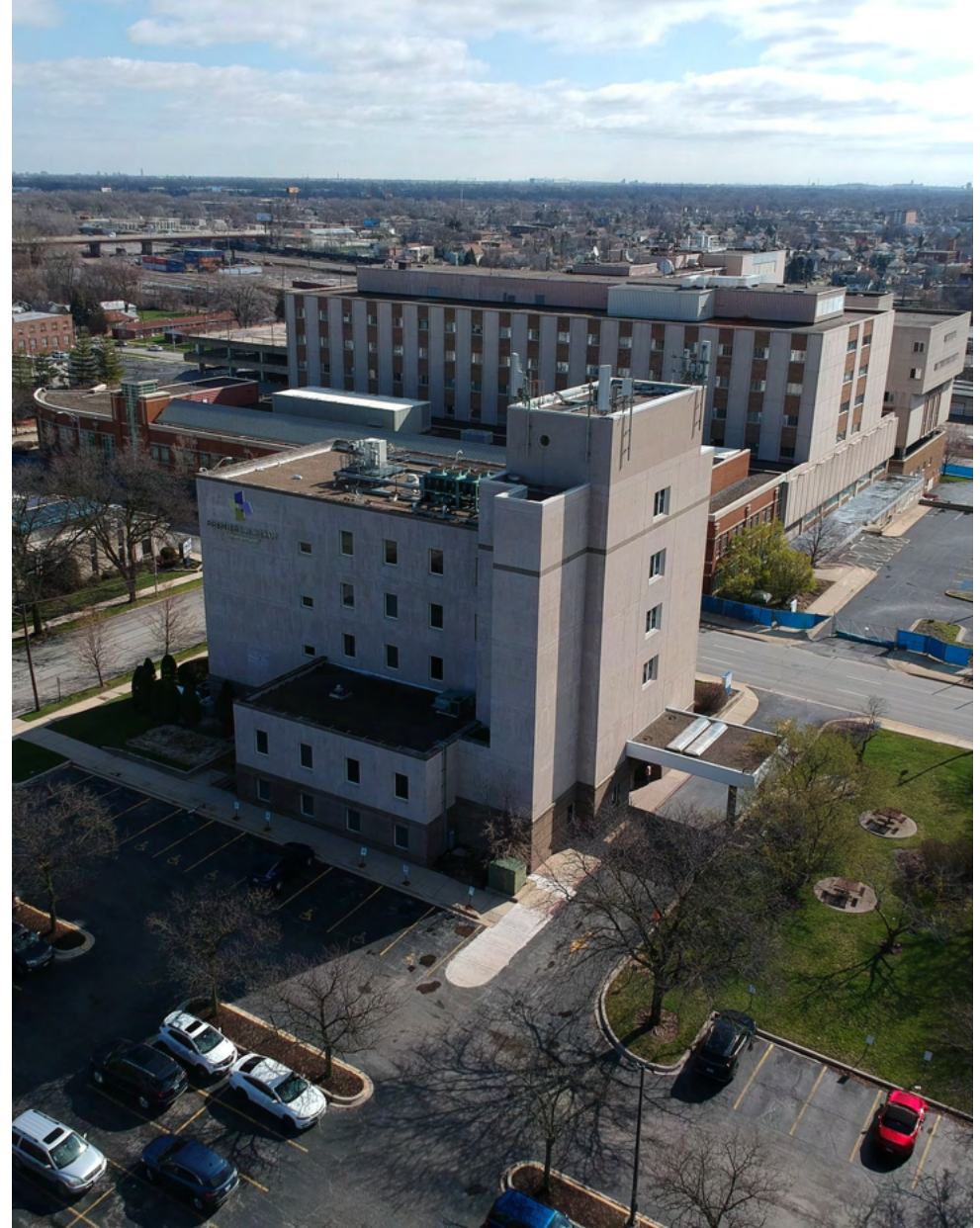
EXTERIOR PHOTOS



INTERIOR PHOTOS



AERIAL PHOTOS

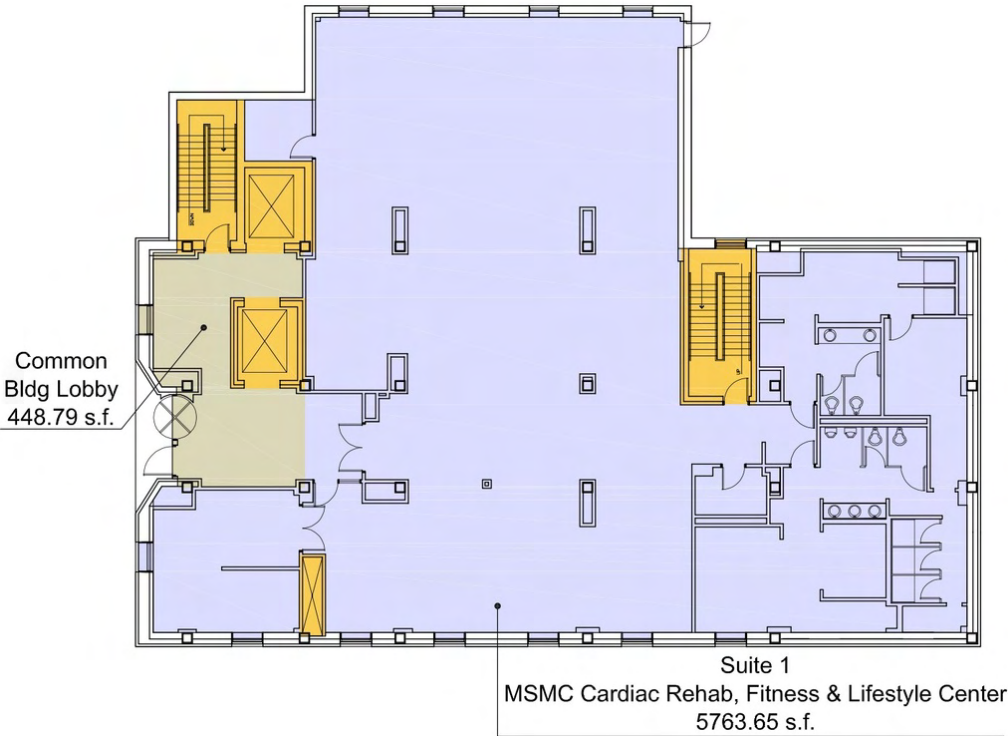


VIRTUAL TOUR | AVAILABLE UNIT 3A



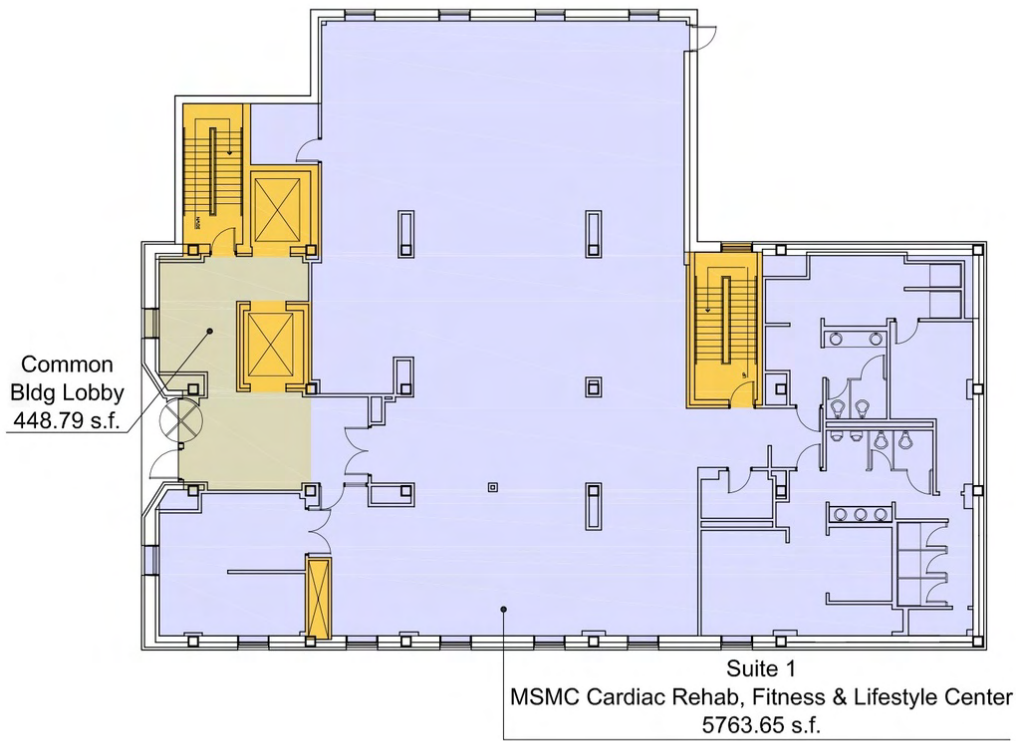
Click [Here](#) For The Virtual Tour
2310 York | Suite 3A

FLOOR PLAN | MEZZANINE






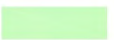
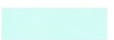


This drawing is an accurate representation ONLY of the information provided to produce this drawing and therefore does not necessarily constitute an accurate representation of actual conditions. Any critical activities requiring accurate dimensional data and makes use of these

FLOOR PLANS | FIRST FLOOR



BOMA Legend

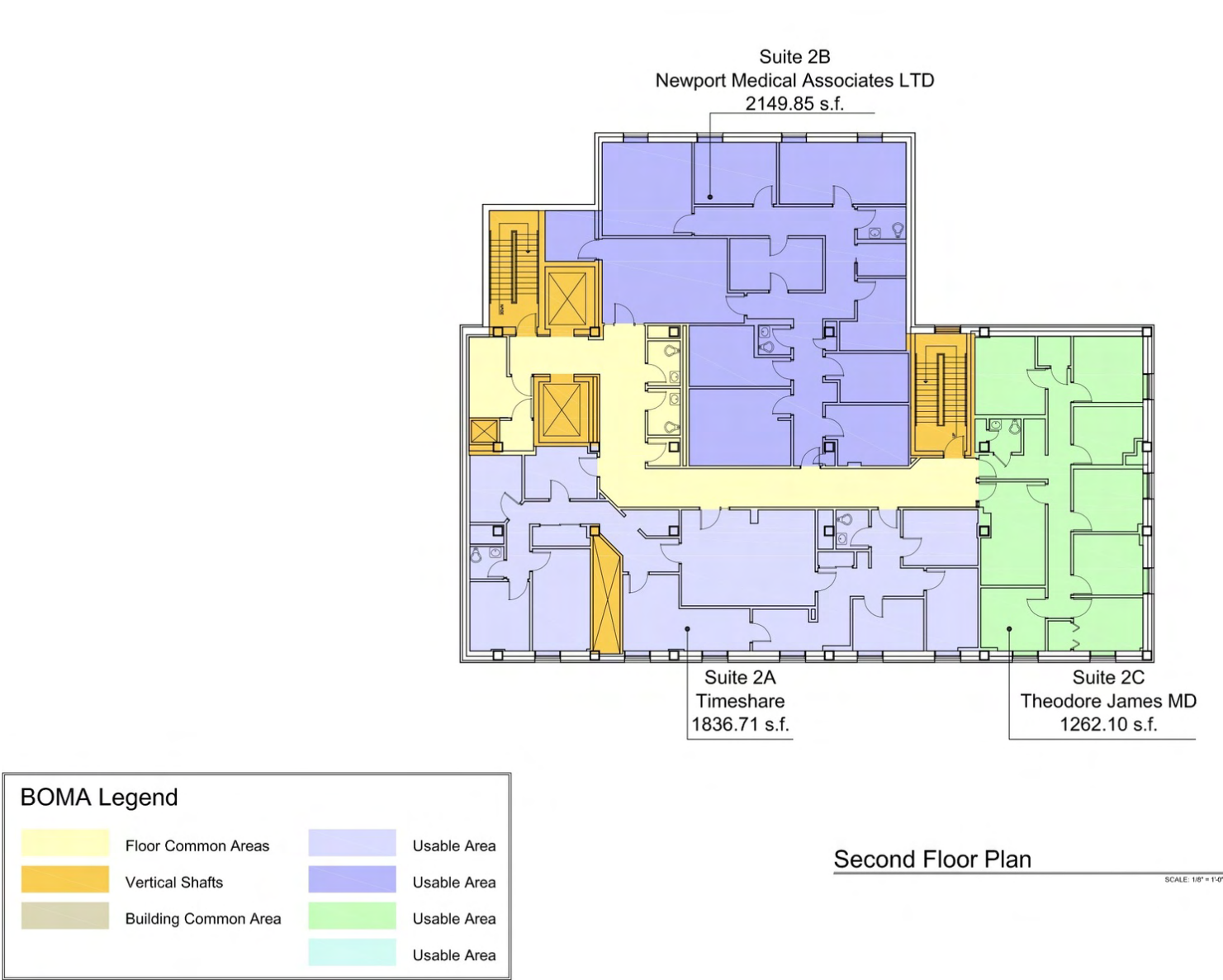
	Floor Common Areas		Usable Area
	Vertical Shafts		Usable Area
	Building Common Area		Usable Area
			Usable Area

First Floor Plan

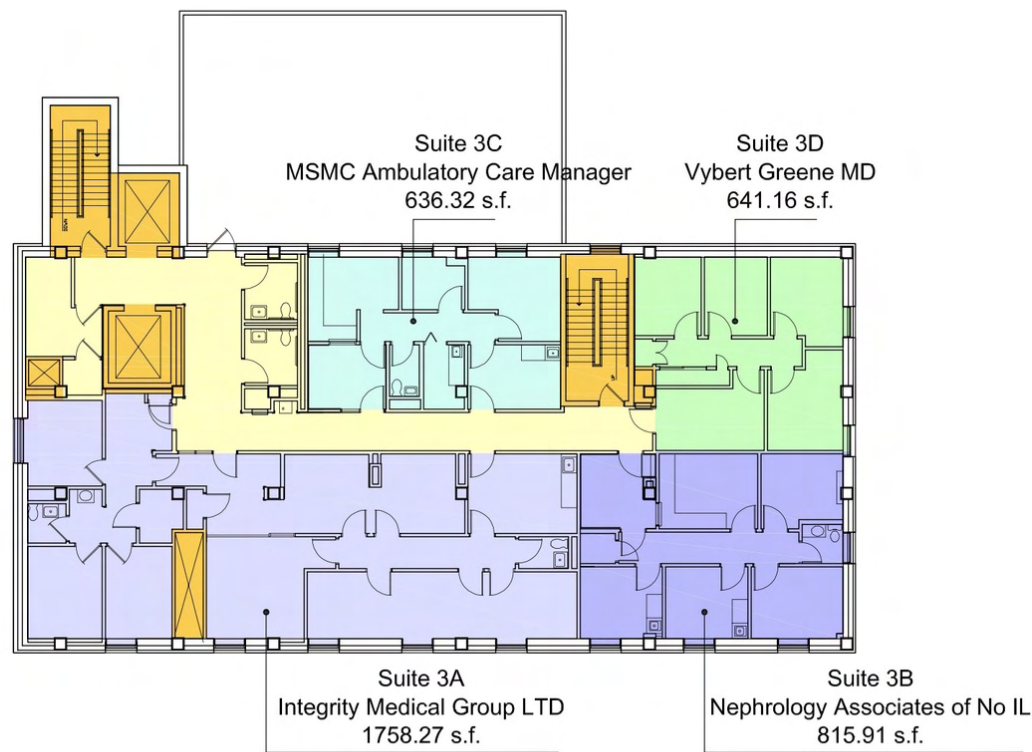
SCALE: 1/8" = 1'-0"






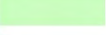

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FLOOR PLANS | SECOND FLOOR



FLOOR PLANS | THIRD FLOOR



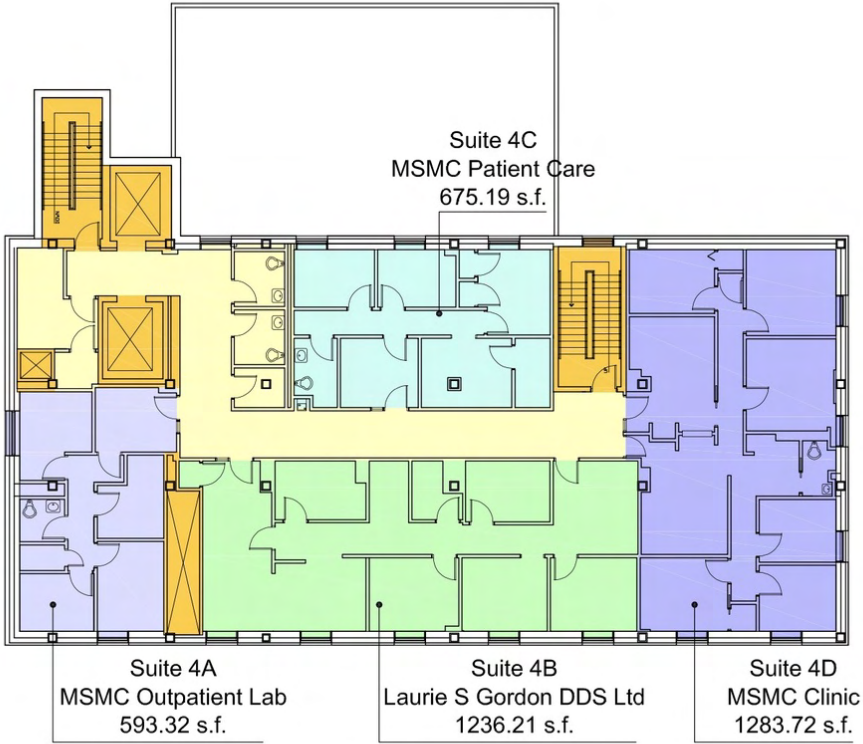
BOMA Legend			
	Floor Common Areas		Usable Area
	Vertical Shafts		Usable Area
	Building Common Area		Usable Area
			Usable Area

Third Floor Plan

SCALE: 1/8" = 1'-0"

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FLOOR PLANS | FOURTH FLOOR



BOMA Legend

	Floor Common Areas		Usable Area
	Vertical Shafts		Usable Area
	Building Common Area		Usable Area
			Usable Area

Fourth Floor Plan

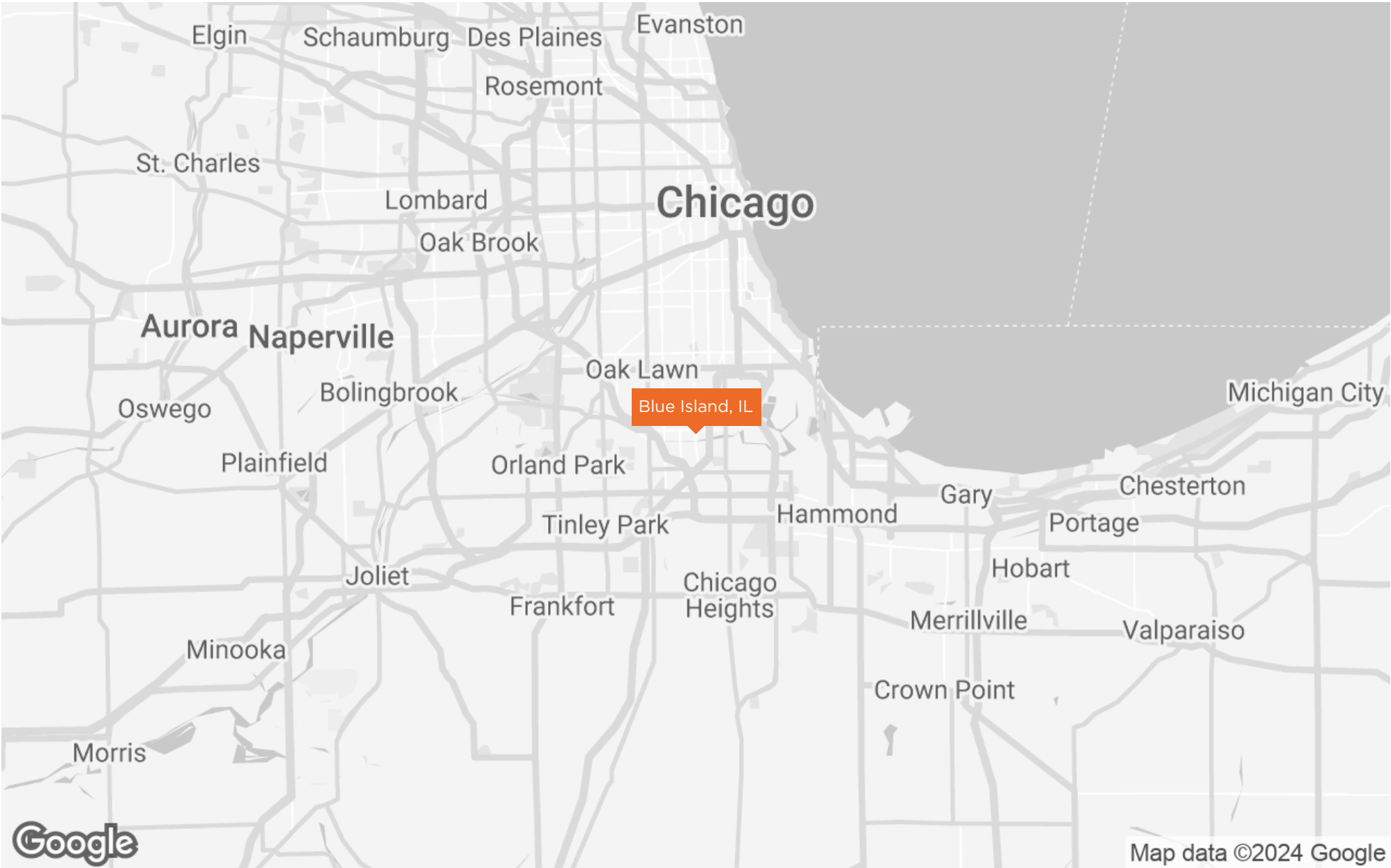
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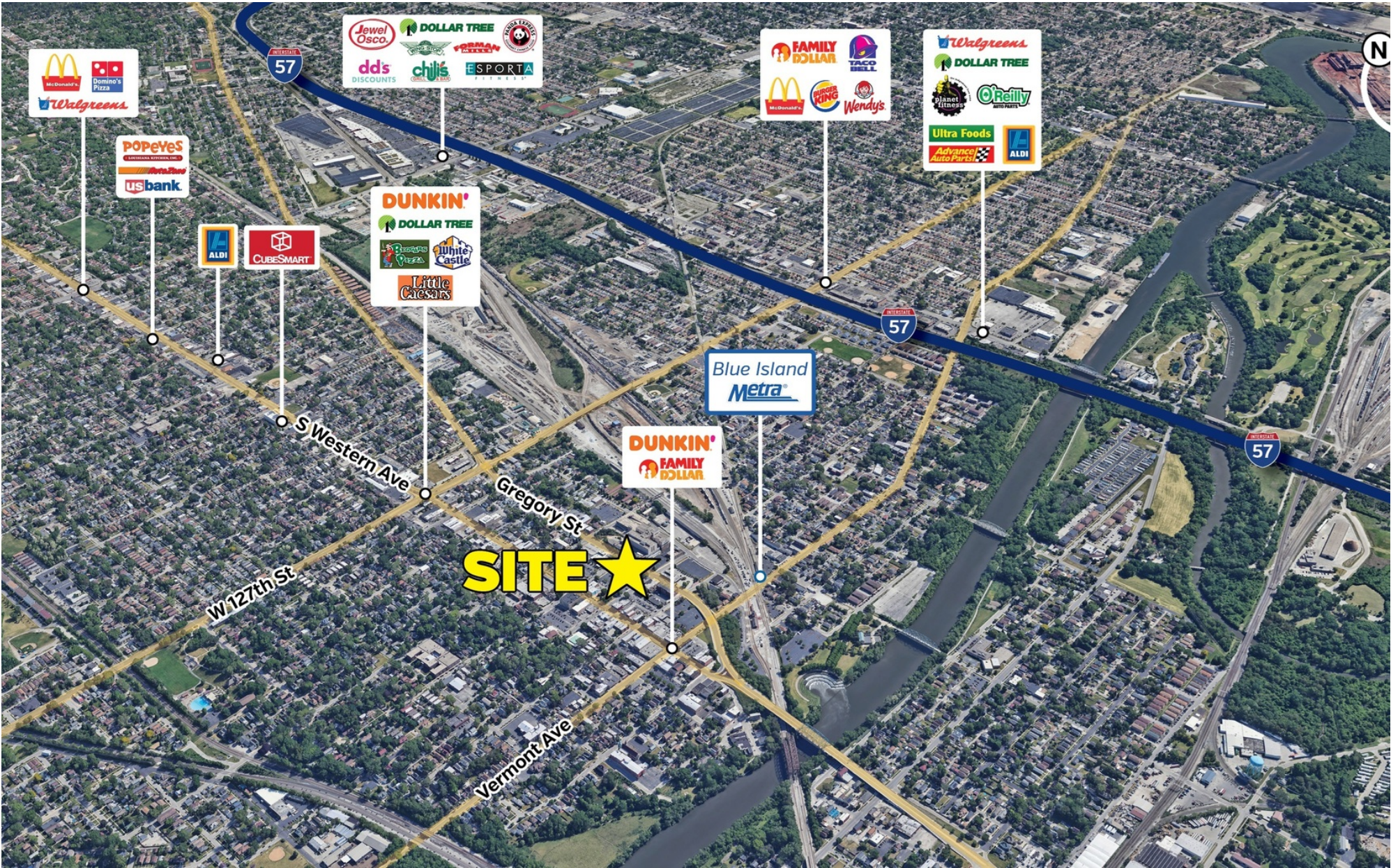
FLOOR PLANS | FIFTH FLOOR



REGIONAL MAP



AERIAL MAP



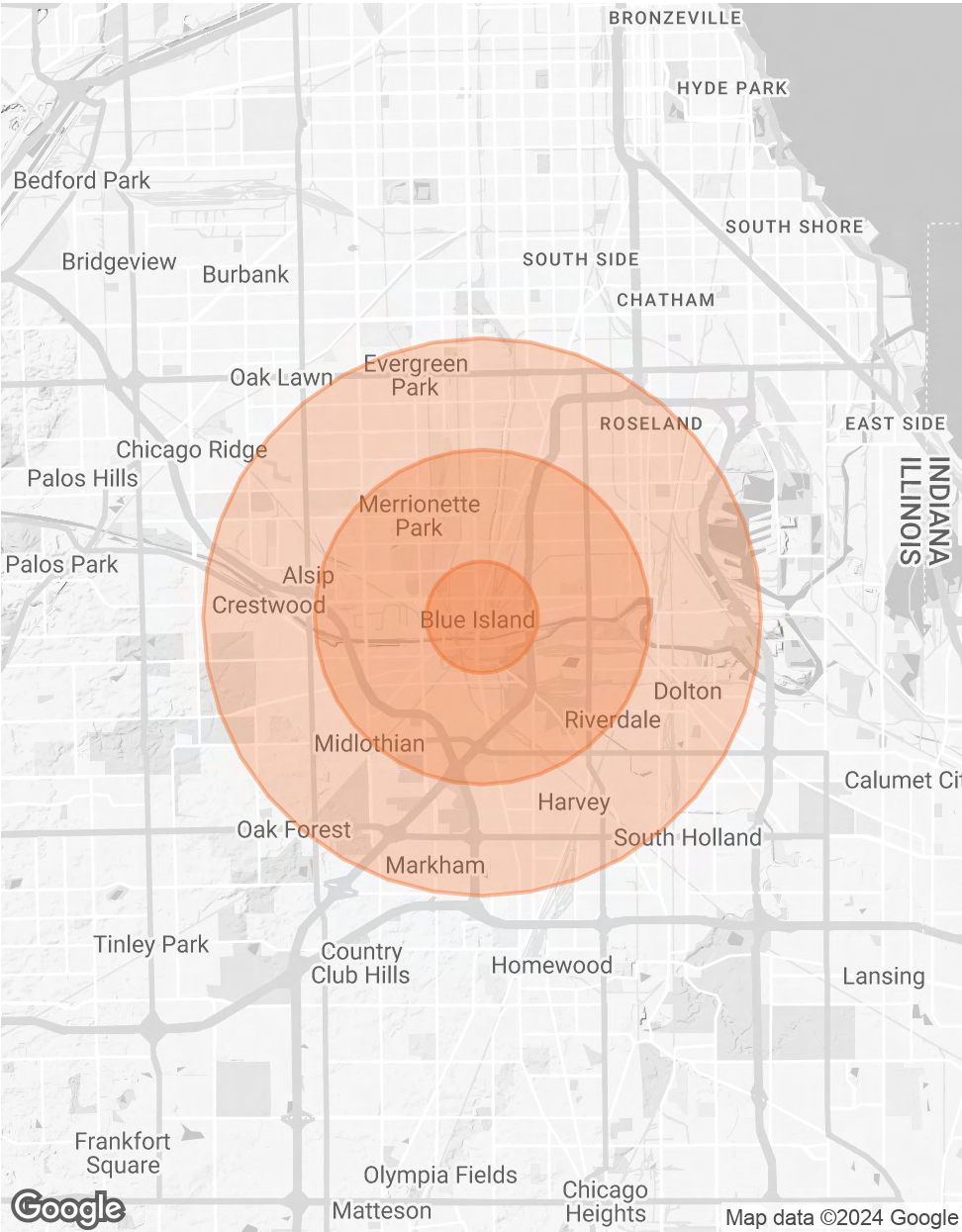


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,660	128,507	353,700
AVERAGE AGE	36.1	37.6	38.7
AVERAGE AGE (MALE)	35.7	35.4	36.2
AVERAGE AGE (FEMALE)	37.6	39.8	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,369	53,514	147,374
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$55,949	\$59,780	\$64,959
AVERAGE HOUSE VALUE	\$145,455	\$150,324	\$163,758

* Demographic data derived from 2020 ACS - US Census



BIOS



CAWTHON LABRIOLA GROUP
SVN Chicago Commercial 

PAUL CAWTHON

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ANGELO LABRIOLA

Senior Vice President

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MEET THE TEAM

Biography



Paul Cawthon
Senior Vice President

Paul Cawthon serves as a Senior Vice President for SVN | Chicago Commercial. He specializes in multi-family, sale and leasing of retail, as well as commercial development property. The Cawthon- Labriola team are specialists in the Pilsen neighborhood, with 150+ transactions completed in the neighborhood.

Prior to joining SVN he served as a senior commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. A business owner for over 15 years, Mr. Cawthon capitalizes on his entrepreneurial skills and experience by offering his clients in-depth analysis of real estate products and financial solutions for their real estate investments. During his extensive real estate career Cawthon has won numerous real estate awards for his achievements.

In 2019 Paul Cawthon & Angelo Labriola of the Cawthon-Labriola Group were awarded the President's Circle Award and were a part of the top 2% of all SVN Advisors Internationally. Cawthon and Labriola of the Cawthon-Labriola Group of SVN | Chicago Commercial have been ranked in the top 7% of all SVN Advisors internationally since 2016. In addition to President's Circle, Cawthon and Labriola have been awarded the Achievers Award 4 years running and are Certified Specialist in Multi-Family.

Paul resides with his family in Burr Ridge and in his spare time likes to spend time with his wife, Reda and their two daughters, Sedona and Savanna.

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Angelo Labriola
Senior Vice President

Angelo Labriola serves as a Senior Vice President for SVN | Chicago Commercial, specializing in the sale of multi-family, mixed-use, development land, retail and industrial property. The Cawthon-Labriola team are specialists in the Pilsen neighborhood, with over 150 transactions completed in the neighborhood.

Prior to joining SVN he served as a commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. During his career Labriola has won numerous real estate awards for his achievements, both in-office and through the Chicago Association of Realtors.

In 2019 Paul Cawthon & Angelo Labriola of the Cawthon-Labriola Group were awarded the President's Circle Award and were a part of the top 2% of all SVN Advisors Internationally and the top 5% in 2020. Cawthon and Labriola of the Cawthon-Labriola Group of SVN | Chicago Commercial have been ranked in the top 7% of all SVN Advisors internationally since 2016. In addition to President's Circle, Cawthon and Labriola have been awarded the Achievers Award 5 years running and are Certified Specialists in Multi-Family.

He earned his B.S. in Finance with a minor in Economics and a focus in Real Estate from DePaul University in Chicago.

Mr. Labriola currently resides in Oak Park, enjoys the game of soccer, and spends as much of his spare time as he can with his wife, two children, and his dog.

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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.