



Industrial
 Status: **ACTV** MLS #: **09130756** List Price: **\$299,000**
 Area: **8029** List Date: **02/03/2016** Orig List Price: **\$299,000**
 Address: **1031 S Pulaski Rd , Chicago, Illinois 60624** Sold Price:
 Directions: **PULASKI NORTH OF ROOSEVELT, ON THE NORTH EAST CORNER OF**
FILLMORE AND ROOSEVELT.
 Sold by: List. Mkt Time: **70** Rented Price:
 Closed: Contract: Lease SF/Y:
 Off Mkt: Points: Mthly. Rnt. Price:
 Township: **West** Unincorporated: **No** CTGF:
Chicago
 Coordinates: **S:1031** Subdivision: Blt Before 78: **Yes**
W:4000
 Year Built: **1935** PIN #: **16143190010000 (Map)** County: **Cook**
 Zone Type: **Commercial** Multiple PINs: **Yes**
 Act Zoning: **C1-2** Min Rentable SF: **27,100**
 Subtype: **Distribution Warehouse, Manufacturing** Max Rentable SF: **27,100**
/ Warehousing
 Tot Bldg SF: **27100** # Stories: **1.5** Lease Type:
 Office SF: Gross Rentable Area: Com Area Maint SF/Y:
 Land SF: **15190** Net Rentable Area:
 Lot Dim: **124 X** Investment: Est. Tax per SF/Y:
122.5 User:

Remarks: **LARGE WAREHOUSE CURRENTLY USED AS AUTO PARTS DISTRIBUTOR, AND FULLY LOADED WITH OLD PARTS. GREAT ROUGH SPACE FOR THE RIGHT BUYER. SOLD AS-IS, WITH EVERYTHING IN IT.**

Approximate Age: Older	Bay Size:	Air Cond: None
Type Ownership:	# Trailer Docks: 0	Electricity: Separate Meters, 101-200 Amps, 201-600 Amps, 240V Power, 3 Phase
Frontage/Access:	Construction:	Heat/Ventilation: Gas, Wall Unit
Current Use:	Exterior:	Fire Protection: Alarm Monitored, Alarm On Site, Fire Extinguisher/s, Other
Potential Use:	Foundation:	Water Drainage:
Known Encumbrances:	Roof Structure:	Utilities To Site:
Client Needs:	Roof Coverings:	Tenant Pays: Other
Client Will:	Docks/Delivery:	HERS Index Score:
Geographic Locale: Chicago West	Misc. Outside:	Green Disc:
Location:	# Parking Spaces:	Green Rating Source:
# Drive in Doors: 1	Indoor Parking:	Green Feats:
Door Dimensions:	Outdoor Parking:	Backup Info:
Freight Elevators: 1	Total # Units:	Sale Terms:
Min Ceiling Height: 15'15	Total # Tenants:	Possession:
Max Ceiling Height: 15'15	Extra Storage Space:	
Clear Span:	Misc. Inside:	
	Floor Finish:	

Financial Information		
Monthly Rental Income: \$0	Total Monthly Income:	Total Annual Income: \$0
Annual Net Oper Income: \$0	Net Oper Income Year:	Cap Rate:
Real Estate Taxes: \$13,680	Total Annual Expenses: \$0	Expense Year:
Tax Year: 2014	Expense Source:	Loss Factor:

Agent Remarks: **BRING ME AN OFFER!!!!**

Internet Listing: Yes	Remarks on Internet?: Yes	Agent Owned/Interest: No
VOW AVM: Yes	VOW Comments/Reviews: Yes	Lock Box: None
Listing Type: Exclusive Right to Sell	Address on Internet: Yes	Special Comp Info: None
Coop Comp: 2.5 - \$300 (on Net SP)	Other Compensation:	Call for Rent Roll Info: No
Information: Listing Agent Must Accompany	Cont. to Show?:	Expiration Date:
Broker: Ziggy Realty and Builders (8495)	Ph #: (773) 545-4400	Team:
List Agent: Andy Gerakaris (84671)	Ph #: (773) 251-0746	Agent Addn'l Info:
Email: andyg@ziggyrealty.com	Agent Alt Ph #:	
Co-lister:	Ph #:	

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MLS #: 09130756 Prepared By: Andy Gerakaris | Ziggy Realty and Builders | 04/12/2016 09:56 AM