Office/Tech
Status: **ACTV**
Area: **8013**
Address: **3547 W Peterson Ave , Chicago, Illinois 60659**
Directions: **NEAR PETERSON AND LINCOLN**
Sold by:
Closed:
Off Mkt:
CTGF:
County: **Cook**
Coordinates: **N:6000 W:3547**
Year Built: **1955**
Subtype: **Other**
Zoning Type: **Other**
Actual Zoning: **B1-1**

MLS #: **08710345**
List Date: **08/24/2014**
List Dt Rec: **08/25/2014**
Contract:
Points:
List. Mkt Time: **598**
Township: **North Chicago**
PIN #: **13024000040000** ***(Map)***
Blt Before 78: **Yes**
Stories: **1.5**
Units:
Tenants:

List Price: **$379,500**
Orig List Price: **$449,500**
Sold Price:
Lease SF/Y: **$0**
Rented Price:
Mthly. Rnt. Price:
Subdivision:
Multiple PINs: **No**
Min Rent. SF: **0**
Max Rent. SF: **0**

Lot Dimensions: **25 X 125**
Acreage: **0.07**
Land Sq Ft: **3125**
Approx Total Bldg SF: **4000**
Gross Rentable Area:
Net Rentable Area:
Estimated Cam/Sf:
Est Tax per SF/Y:
Lease Type:

Remarks: ****DO NOT DISTURBE BUSINESS** RARELY AVAILABLE COMMERCIAL STORE FRONT IN HIGH TRAFFIC AREA. MOSTLY OPEN SPACE, BUT HAS AN OFFICE, AND LOFT AREA FOR EXTRA SPACE AS IT HAS HIGH CEILINGS + OVER-HEAD GARAGE DOORS, AND A PARKING SPACE IN BACK. CURRENTLY A PRINT SHOP, BUT PERFECT FOR YOUR/ANY SMALL BUSINESS. BRING AN OFFER!!**

Approximate Age: **26-35 Years**
Type Ownership:
Frontage Acc:
Docks/Delivery:
Drive in Doors: **2**
Trailer Docks: **0**
Geographic Locale: **Chicago Northwest**
Location:
Construction:
Building Exterior:
Foundation:
Roof Structure:
Roof Coverings:
Air Conditioning: **Central Air**
Heat/Ventilation: **Forced Air, Gas**
Electrical Svcs: **Circuit Breakers**
Fire Protection: **Other**
Current Use:
Potential Use:
Client Needs:
Client Will:

Misc. Outside:
Parking Spaces:
Indoor Parking:
Outdoor Parking:
Misc. Inside:
Floor Finish:
Extra Storage Space Available:
Water Drainage:
Utilities To Site:
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Known Encumbrances:
Backup Info:
Tenant Pays: **Other**
Possession: **Negotiable**
Sale Terms:
Investment:
Users:

Financial Information

Gross Rental Income/Month: **$0**
Total Income/Month:
Total Income/Annual: **$0**
Annual Net Operating Income: **$0**
Net Operating Income Year:
Cap Rate:

Real Estate Taxes: **$10,192.54**
Tax Year: **2013**
Total Annual Expenses: **$0**
Expense Year:
Expense Source:
Loss Factor:

Agent Remarks: **SHOWN ONLY BY APPOINTMENT AFTER BUSINESS HOURS. ONLY SHOWING MON-FRI PAST 6PM, OR WEEKENDS. CURRENT OWNER/TENANT CAN LEASE FOR A WHILE, OR LEAVE IMMEDIATELY FOR THE RIGHT PRICE. **DO NOT DISTURBE BUSINESS** DON'T STOP IN WITHOUT APPT!!**

Internet Listing: **Yes**
VOW AVM: **Yes**
Listing Type: **Exclusive Right to Sell**
Coop Comp: **2.5% - $250 (on Net SP)**
Information: **Listing Agent Must Accompany**
Broker: **Ziggy Realty and Builders (8495)**
List Agent: **Andy Gerakaris (84671)**
Email: **andyg@ziggyrealty.com**
Co-lister:

Remarks on Internet?: **Yes**
VOW Comments/Reviews: **Yes**
Address on Internet: **Yes**
Other Compensation:
Cont. to Show?:
Ph #: **(773) 545-4400**
Ph #: **(773) 251-0746**
Agent Alt Ph #:
Ph #:

Agent Owned/Interest: **No**
Lock Box: **None**
Special Comp Info: **None**
Call for Rent Roll Info: **No**
Expiration Date:
Team:
Agent Addn'l Info:

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