



Industrial MLS #: 09978017 List Price: \$549,000
 Status: **ACTV** List Date: 06/08/2018 Orig List Price: \$519,000
 Area: 8058 List Dt Rec: 06/08/2018 Sold Price:
 Address: 4724 S Talman Ave , Chicago, IL 60632
 Directions: 47th to Talman, go south to property
 Sold by: List. Mkt Time: 55 Rented Price:
 Closed: Contract: Lease SF/Y:
 Off Mkt: Concessions: Mthly. Rnt. Price:
 Township: Lake Unincorporated: CTGF:
 Coordinates: S:4724 Subdivision: Blt Before 78: Yes
 W:2632
 Year Built: 1971 County: **Cook**
 Zone Type: Manufacturing Multiple PINs: No
 Act Zoning: M1-2 Min Rentable SF: 10381
 Subtype: Distribution Warehouse, Garage,
 Manufacturing / Warehousing Max Rentable SF: 10381
 Tot Bldg SF: 10381 # Stories: 1 Lease Type:
 Office SF: Gross Rentable Area: 10381 Com Area Maint SF/Y:
 Land SF: 12500 Net Rentable Area: Est. Tax per SF/Y:
 Lot Dim: 100X125 Investment: User:

Remarks: **One story Brighton Park industrial building on the SW side of Chicago with 10'-15' clear ceiling heights offered for sale. Property features one 1,350 s.f. refrigerated storage area, one loading dock, one additional overhead door, small office and locker room. New roof was installed 3 years ago.**

Approximate Age: 36-50 Years	Bay Size:	Air Cond: None
Type Ownership:	# Trailer Docks: 1	Electricity: 201-600 Amps
Frontage/Access:	Construction:	Heat/Ventilation: Gas
Current Use:	Exterior:	Fire Protection: Partially Sprinklered, Smoke or Fire Protectors
Potential Use:	Foundation:	Water Drainage:
Known Encumbrances:	Roof Structure:	Utilities To Site:
Client Needs:	Roof Coverings:	Tenant Pays: Varies by Tenant
Client Will:	Docks/Delivery:	HERS Index Score:
Geographic Locale: Chicago South	Misc. Outside:	Green Disc:
Location:	# Parking Spaces:	Green Rating Source:
# Drive in Doors: 2	Indoor Parking:	Green Feats:
Door Dimensions:	Outdoor Parking:	Backup Info:
Freight Elevators:	Total # Units: 1	Sale Terms:
Min Ceiling Height: 13'0	Total # Tenants:	Possession:
Max Ceiling Height: 15'0	Extra Storage Space:	
Clear Span:	Misc. Inside:	
	Floor Finish:	

Financial Information		
Gross Rental Income: \$0	Total Monthly Income: \$0	Total Annual Income: \$0
Annual Net Oper Income: \$0	Net Oper Income Year:	Cap Rate:
Real Estate Taxes: \$6,019	Total Annual Expenses: \$6,019	Expense Year: 2017
Tax Year: 2016	Expense Source: Broker Projection	Loss Factor:

Agent Remarks: