Industrial		MLS #:	09978017	List Price:	$519,000
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 W:2632	Subdivision:		Blt Before 78:	Yes
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:	
Known Encumbrances:	Roof Structure:	Water Drainage:
Client Needs:	Roof Coverings:	Utilities To Site:
Client Will:	Docks/Delivery:	Tenant Pays:**Varies by Tenant**
Geographic Locale:**Chicago South**	Misc. Outside:	HERS Index Score:
Location:	# Parking Spaces:	Green Disc:
# Drive in Doors:**2**	Indoor Parking:	Green Rating Source:
Door Dimensions:	Outdoor Parking:	Green Feats:
Freight Elevators:	Total # Units:**1**	Backup Info:
Min Ceiling Height:**13'0**	Total # Tenants:	Sale Terms:
Max Ceiling Height:**15'0**	Extra Storage Space:	Possession:
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: