

FOR SALE

3948 W 26TH STREET



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CHICAGO, IL 60623

PROPERTY HIGHLIGHTS:

- Atlantic Professional Building Available for Sale for the 1st time in 50 years
- 57,966 SF Office Building located in Hot Little Village
- Major value add play in raising rents, and leasing out vacant office spaces
- Potential for user to use majority of the building
- Potential for redevelopment and acquisition of adjacent building
- Central States SER Cook County Workforce is long term anchor tenant in the building
- 26th Street is the 2nd highest performing commercial corridor in the city behind Michigan Ave
- Asset has the ability to achieve \$570,000 NOI through lease up (Current NOI is \$148,964 at 56% leased)

\$ ASKING SALE PRICE: \$3,000,000

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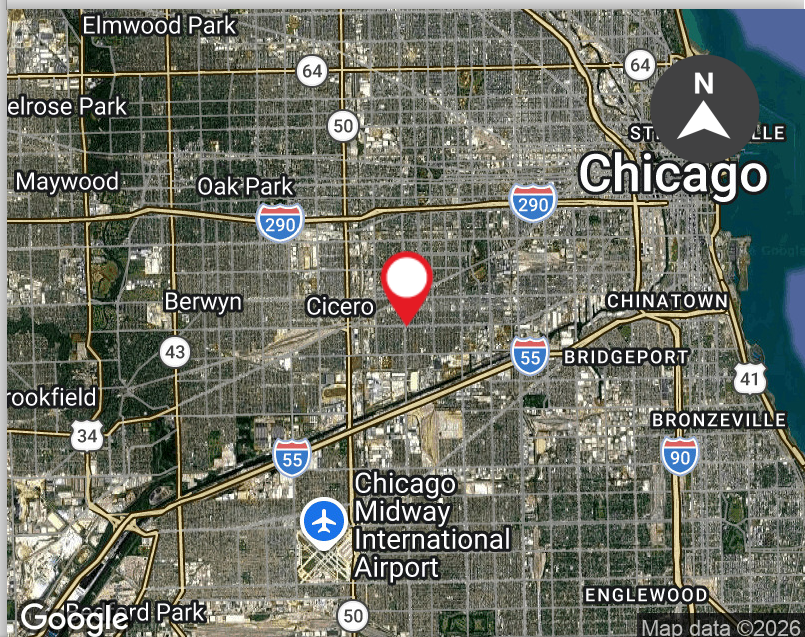
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3948 W 26TH STREET PROPERTY PHOTOS

