

# FOR SALE OR LEASE | PRIME COMMERCIAL OPPORTUNITY ON ELSTON AVE

4677 N Elston Ave, Chicago, IL 60630

CRER



**Sean Mason, CCIM**

Director

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**CRER**

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The logo for CRER (Chicago Real Estate Resources) is located in the top right corner. It consists of the letters "CRER" in a white, sans-serif font, positioned above a short horizontal white line, all contained within an orange square background.

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**EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

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## PROPERTY DETAILS

ADDRESS:	4677 N ELSTON, CHICAGO, IL 60630	PIN#:	BUILDING 13-15-208-001 THRU -008 PARKING LOT 13-15-200-006 THRU -013				
ASKING PRICE / LEASE RATE:	SUBJECT TO OFFER	YEAR BUILT / RENOVATED:	1950 / 1999	ZONING:	B1-1	CLEAR HEIGHT:	12' - 22'
NUMBER OF STORIES:	2	1ST FLOOR SPACE:	15,000 SQ. FT.	PARKING SPACES:	52 DEDICATED SURFACE SPOTS IN ADJACENT LOT		
GROSS BUILDING AREA:	33,500 SQ. FT.	LAND SQ. FT.:	43,650 SQ. FT.	OCCUPANCY:	23.8%		

## PROPERTY OVERVIEW

4677 N Elston offers an exceptional chance to own or lease a versatile 35,000 SF commercial building on nearly an acre of land in one of Chicago's most dynamic corridors. The property features a 25,000 SF Main section over two floors. This portion of the building includes 8,000 SF of clear-span space with a 22-foot clear ceiling height. There is also a second, separate section of the building with an entrance on Lowell that features a 4,000 SF warehouse on the first floor and 4,000 SF of office on the second floor. The property further boasts the rare amenity of a 52-car, dedicated parking lot adjacent to the building. Located minutes from I-90/94 and with 160 feet of frontage on Elston Avenue, the site enjoys excellent accessibility and visibility. Flexible B1-1 zoning supports a wide range of as of right uses, including sports and recreation, retail, medical offices, creative studios, light industrial, and showroom space. There are two leases in place which generate more than \$30,000 in monthly net income. The Main section lease is a modified gross structure with more than eight years left (April 30, 2034). The remaining term is corporately guaranteed by Fitness International, the parent company of LA Fitness, and adjustments to the lease duration can easily be made to align with a buyer's objectives. The Lowell section lease is a gross structure with two years remaining (November 30, 2028). Ownership is willing to explore early termination options for this lease in further coordination with a buyer's objectives. Therefore, this opportunity allows a buyer the unique flexibility to either maintain the existing income or repurpose the property immediately to suit their vision.

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## PROPERTY PHOTOS



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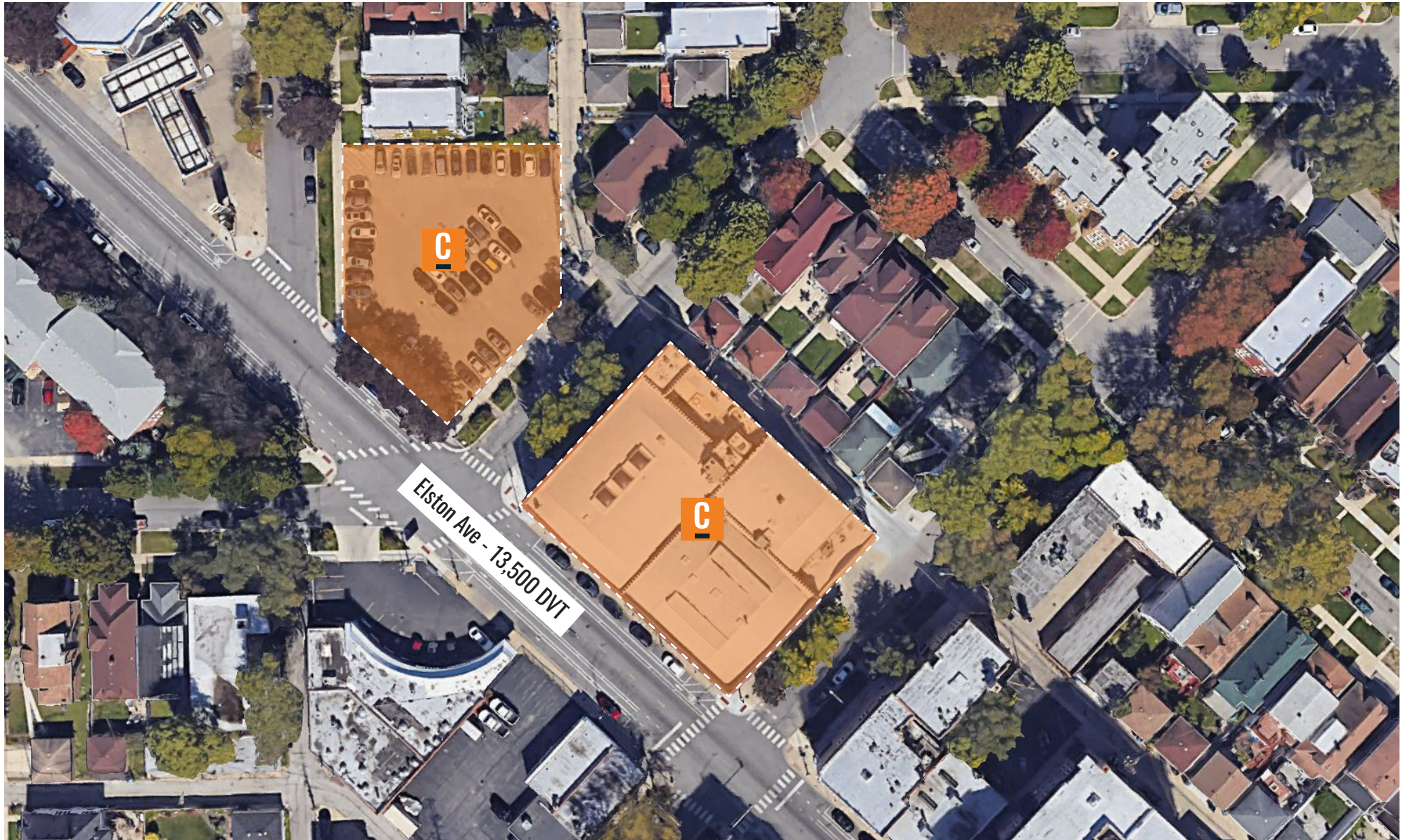


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## PROPERTY MAP



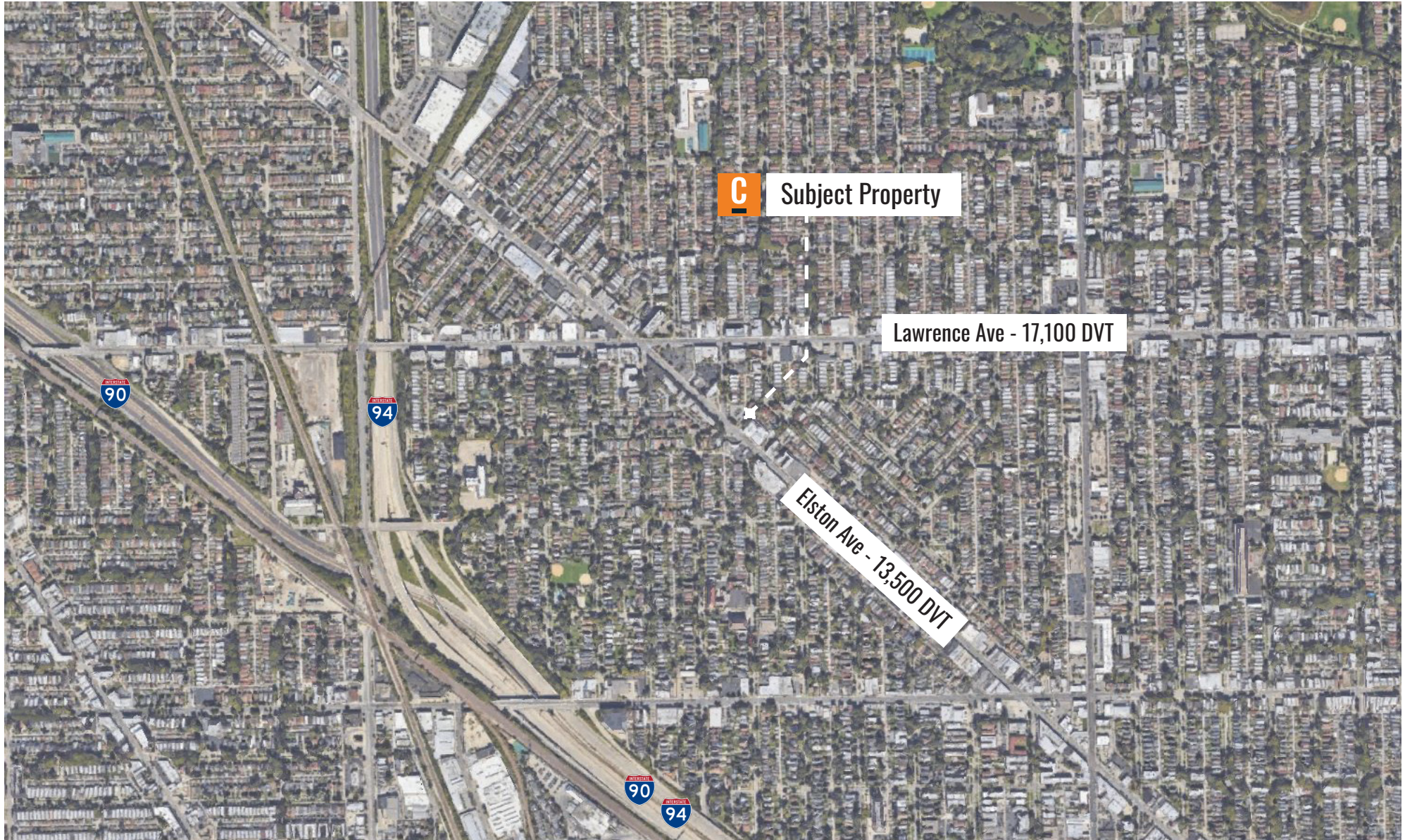


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## AREA MAP



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## TRANSPORTATION

### TRANSIT / SUBWAY

 	CTA Montrose Blue Line Station	1 min drive	1 min walk	0.0 mi
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### COMMUTER RAIL

	Metra Mayfair Station	3 min drive	18 min walk	0.9 mi
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	Metra Irving Park Station	3 min drive	1 min walk	1.1 mi
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### AIRPORT

	Chicago O'Hare International	16 min drive		9.5 mi
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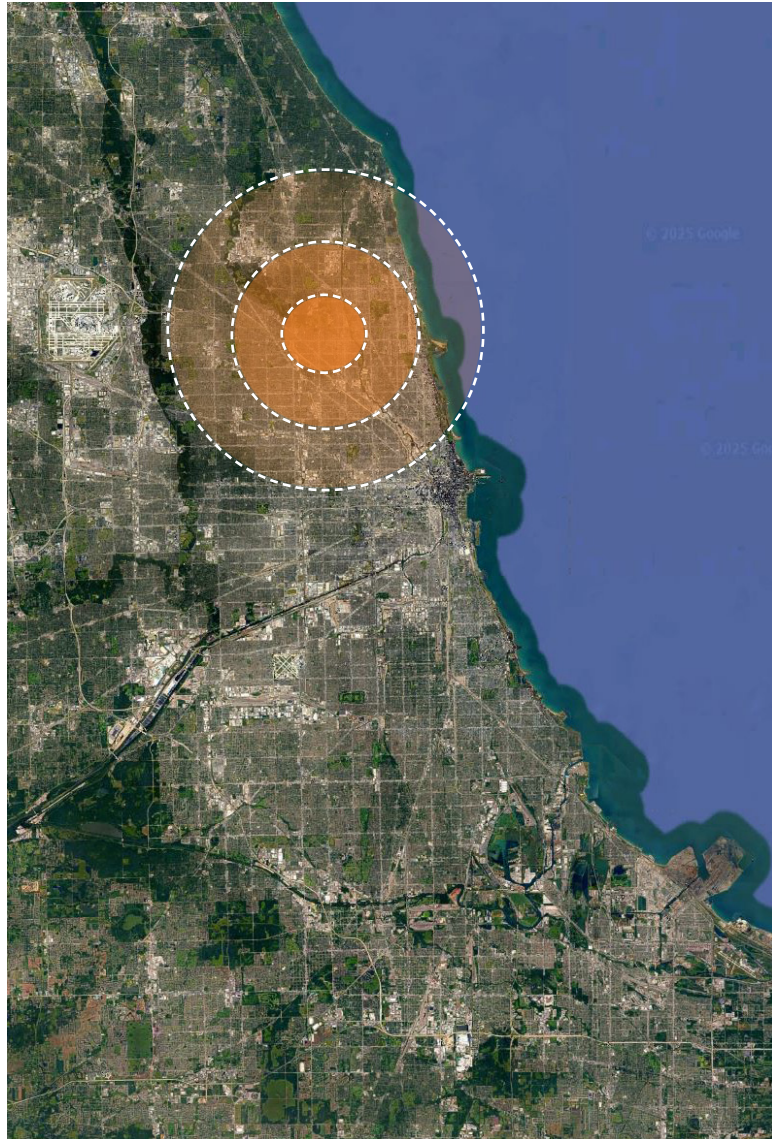
	Chicago Midway International	25 min drive		13.8 mi
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## DEMOGRAPHICS



CHICAGO POPULATION	WARDS	COMMUNITY AREAS	NEIGHBORHOODS	
2,721,308	50	77	220+	
		1 MILE	3 MILE	5 MILE
2024 Total Population		41,317	357,872	1,062,711
2029 Population		39,144	337,582	1,013,636
Pop Growth 2024-2029		(5.26%)	(5.67%)	(4.62%)
Average Age		39	39	39
2024 Total Households		15,558	134,517	434,351
HH Growth 2024-2029		(5.60%)	(6.03%)	(4.73%)
Median Household Inc		\$79,338	\$77,819	\$76,625
Avg Household Size		2.60	2.60	2.30
2024 Avg HH Vehicles		1.00	1.00	1.00
Median Home Value		\$374,062	\$372,737	\$363,016
Median Year Built		1946	1947	1948

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## Company Achievements

- 96% Satisfaction rate among our clients
- 16 Years Average CRER broker experience
- 30% of CRER brokers are CCIM designees
- \$2.5 Billion sold by CRER brokers
- 75% of CRER listings sell within 90 days
- 20 Years of continuous company growth



20 Year Anniversary  
Timeline Video

## Company Introduction

CRER (Chicago Real Estate Resources, Inc.) is a full-service, boutique commercial real estate firm devoted to providing exceptional service for your every real estate need.

From new regulations to emerging technologies, the commercial real estate market is constantly changing. It's our job to simplify that complexity and empower you with clear information so you can make the best decisions for your own portfolio.

Founded in 2004 by Chicago real estate veteran Eric Janssen, Chicago Real Estate Resources specializes in a multitude of services including investment real estate sales and leasing, tenant representation, property management and receivership services.

## Partnerships

CRER is partnered with TCN Worldwide, a consortium of independent commercial real estate firms serving more than 200 markets worldwide. The national platform provides the opportunity for our brokers to directly market our assignments to a much larger audience which is very beneficial to our clients.



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## Sean Mason, CCIM



In six years with CRER, Sean has focused primarily on multifamily and industrial investment sales as well as ground up development projects. He is also in charge of all leasing for a one million square foot industrial portfolio in Chicago. He sets himself apart with his exceptional client service record in delivering honest and straightforward guidance through all aspects of portfolio ownership and management.

He came to CRER after 15 years working in capital markets and he brings a deep understanding of financial analysis and risk management principles to assist clients interested in expanding and diversifying their investment property portfolios. Sean was born and raised in Chicago and graduated cum laude from Harvard in 2000. He lives in Burr Ridge with his wife and kids. In his spare time, Sean coached high school baseball for twenty years, most recently as the Head Coach at Saint Ignatius College Prep, his alma mater, from 2011-2020. In 2018, Sean was named the Coach of the Year in Illinois by the Illinois High School Athletic Association.

## Contact Information

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