



Medical Office Building

Lender Directed Sale | Medical Office Building

2310 YORK ST, BLUE ISLAND, IL 60406

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AUCTION PROCESS

The Offering Process

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>).

Due Diligence

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

Buyer Qualification

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions.

In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

Closing

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Opportunity to acquire a vacant 43,157 SF medical office building located in the Uptown District of Blue Island, Illinois. The property consists of a five-story building plus a mezzanine level and offers flexible layouts suitable for a wide range of medical, office, and service-oriented users.

Many of the existing suites are turn-key or require only cosmetic updates, making the property ideal for owner-users, investors, medical groups, or redevelopment. Existing suite configurations range from 650 SF offices to full-floor opportunities.

The building is configured to accommodate dental, general medical, physical therapy, fitness, and related healthcare uses, significantly reducing build-out costs and time for occupancy for medical users. The property features an EPDM roof membrane and benefits from dedicated on-site parking with over 120 parking spaces.

The property is located within an Enterprise Zone, Opportunity Zone, and TIF District, which may provide redevelopment incentives or financial assistance for qualified projects.

The property will be sold at auction in as-is condition. The seller has no reports regarding the condition of the property and will not provide representations or warranties, and includes roof easements. Buyer is expected to complete their own Due Diligence prior to auction.

PROPERTY SUMMARY

LENDER DIRECTED SALE | MEDICAL OFFICE BUILDING

2310 YORK ST
BLUE ISLAND, IL 60406

OFFERING SUMMARY

STARTING BID: Auction

BUILDING SIZE: 43,157 SF

ZONING: UTOD | Uptown Transit Oriented Development

LOT SIZE: 1.66 Acres

ENTERPRISE, OPPORTUNITY & TIF ZONES: Both

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PROPERTY HIGHLIGHTS

- Lender Directed Auction
- On-Site Dedicated Parking
- Elevator Building
- Various Space Sizes
- Adjacent to Metra (2 Lines)
- Located in TIF District, Enterprise & Opportunity Zones
- Lighted Intersection



Multiple Incentives



MEDICAL OFFICE BUILDING

AUCTION



PROPERTY DETAILS

SALE PRICE

AUCTION

LOCATION INFORMATION

STREET ADDRESS	2310 York St
CITY, STATE, ZIP	Blue Island, IL 60406
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	Near South Suburbs
CROSS-STREETS	York & Gregory
SIGNAL INTERSECTION	Yes
NEAREST HIGHWAY	1 Mile

BUILDING INFORMATION

BUILDING SIZE	43,157 SF
BUILDING CLASS	C
TENANCY	Multiple
NUMBER OF FLOORS	5
AVERAGE FLOOR SIZE	8,000 SF
YEAR BUILT	1948
FREE STANDING	Yes

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	UTOD
LOT SIZE	1.66 Acres
APN #	25-31-114-004-0000
LOT FRONTAGE	308 ft
LOT DEPTH	240 ft
CORNER PROPERTY	Yes

PARKING & TRANSPORTATION

PARKING TYPE	Surface
NUMBER OF PARKING SPACES	120

TAXES & VALUATION

TAXES	\$212,048.97
TAX VALUE LAND	\$90,690.00
TAX VALUE IMPROVEMENTS	\$113,606.00
ASSESSED VALUE	\$204,296.00
FORECLOSURE / DISTRESSED	Yes

PROPERTY PHOTOS



EXTERIOR PHOTOS



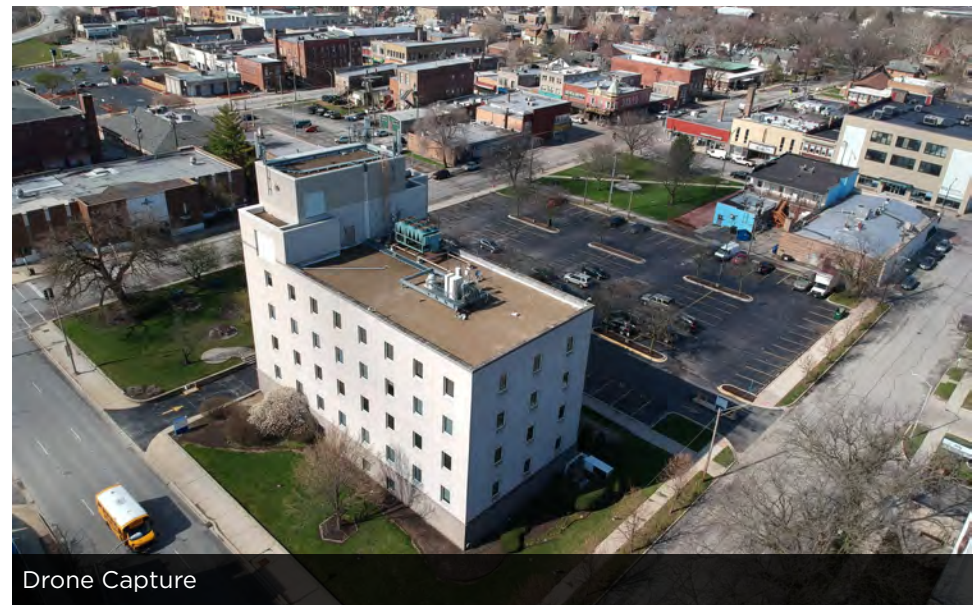
Digitally Enhanced Images



Conceptual Rendering

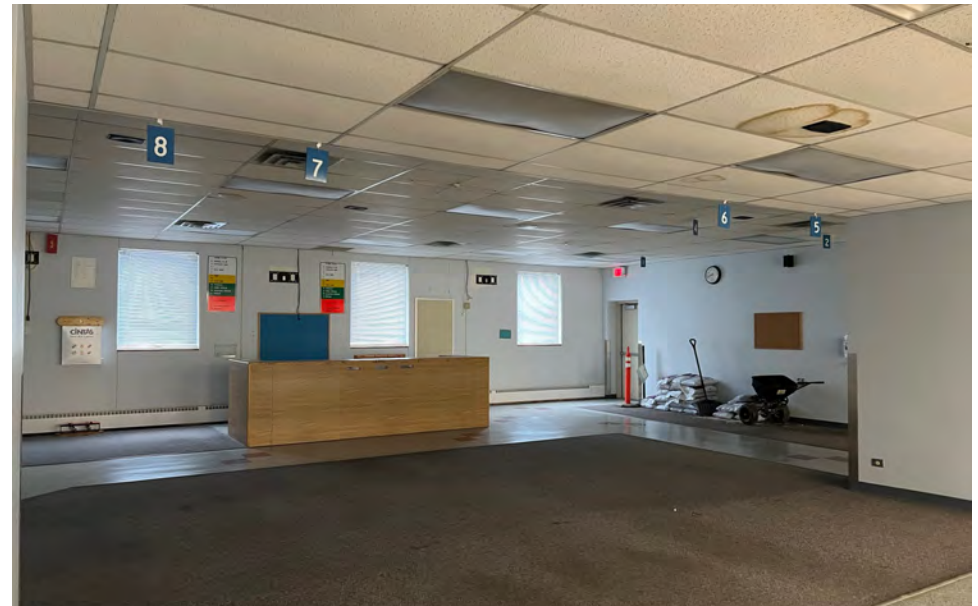


Drone Capture



Drone Capture

INTERIOR PHOTOS



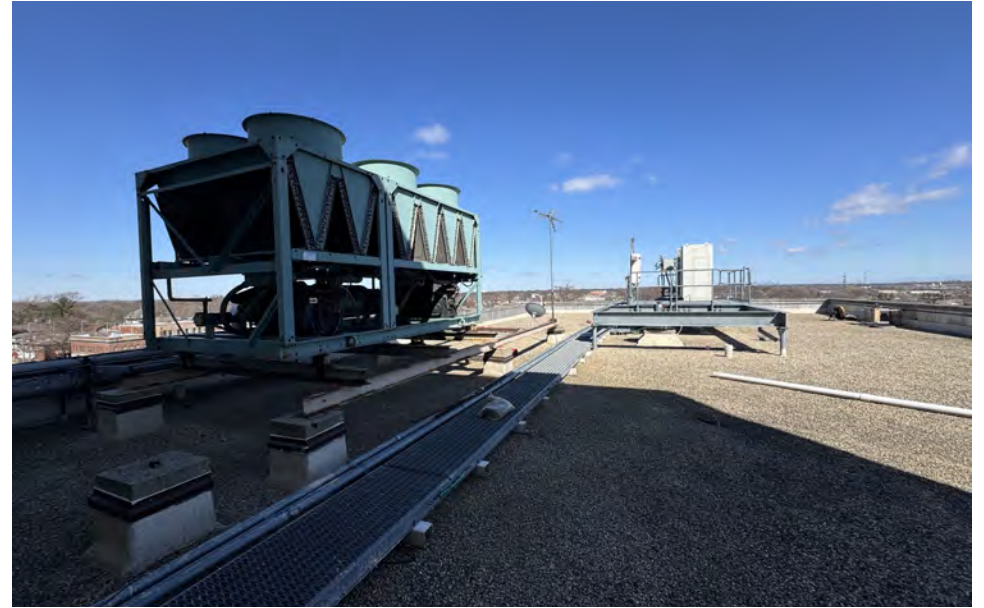
INTERIOR PHOTOS



MECHANICAL PHOTOS



MECHANICAL PHOTOS



2310 York Road is strategically located in Blue Island's Uptown District, the City's central business corridor, approximately 15 minutes from downtown Chicago. The property offers excellent regional connectivity via Interstate 57, Interstate 294, and U.S. Route 6 (159th Street), providing convenient access throughout the South Suburban market. The location is well-served by public transportation, with immediate access to two Metra lines. The Rock Island Line connects directly to LaSalle Street Station in the Loop, while the nearby Vermont Street station on the Metra Electric Line provides service to McCormick Place and Millennium Station. Surrounded by a strong mix of national, regional, and local retailers and restaurants, the Uptown District provides a walkable, amenity-rich environment that supports both patient accessibility and employee convenience.



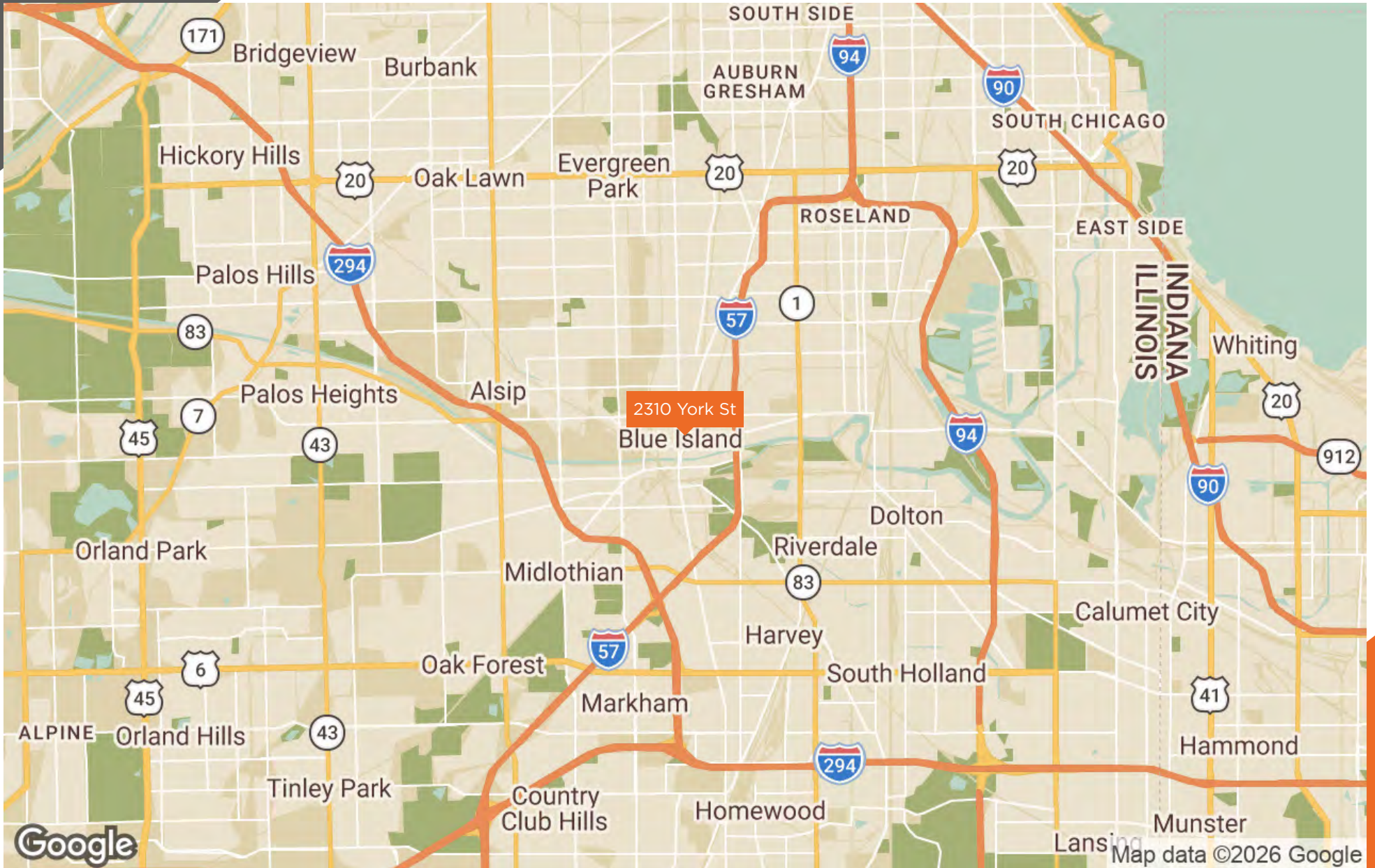
BLUE ISLAND

ILLINOIS

UPTOWN DISTRICT

CHICAGO MSA

REGIONAL MAP

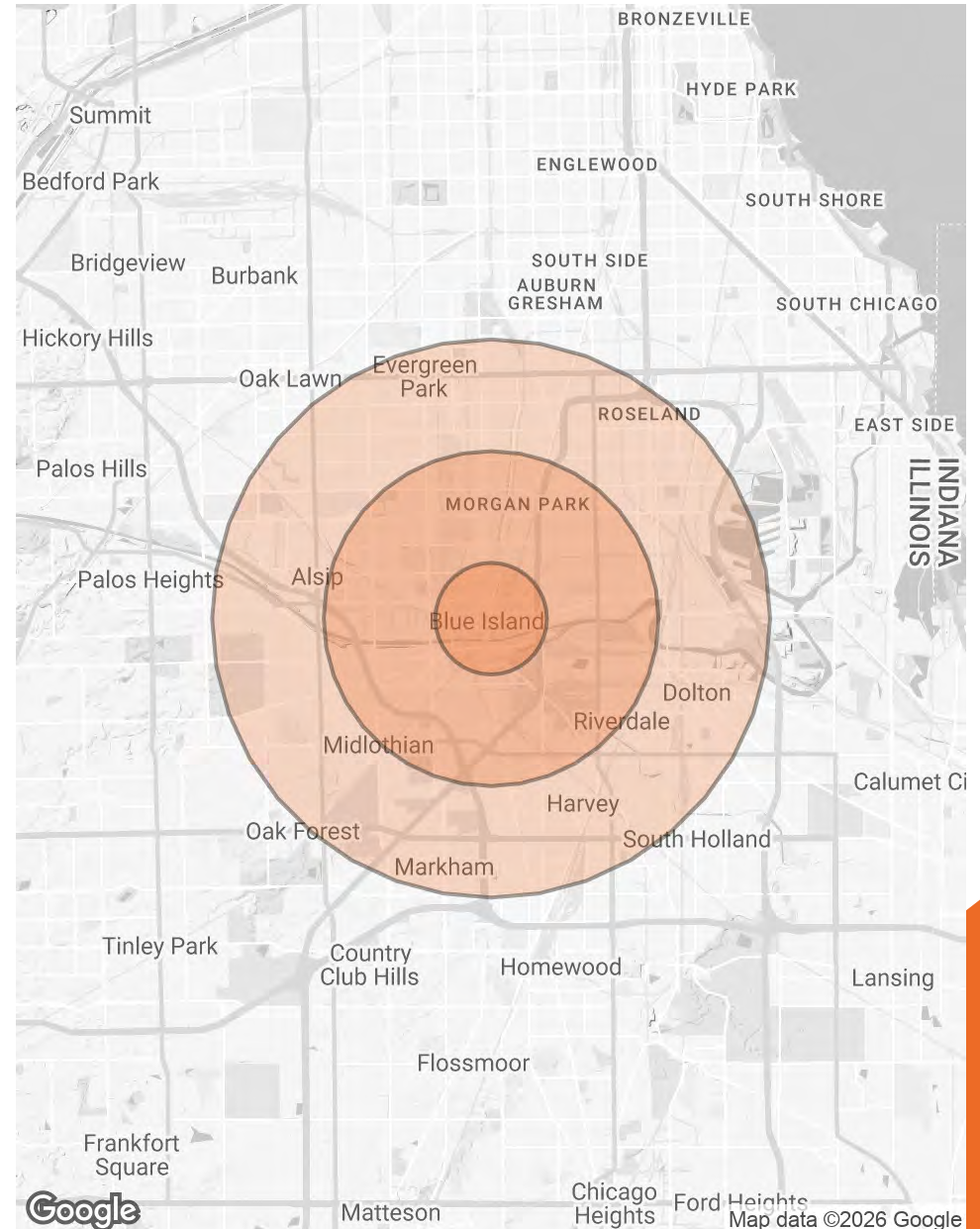


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,660	128,507	353,700
AVERAGE AGE	36.1	37.6	38.7
AVERAGE AGE (MALE)	35.7	35.4	36.2
AVERAGE AGE (FEMALE)	37.6	39.8	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,369	53,514	147,374
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$55,949	\$59,780	\$64,959
AVERAGE HOUSE VALUE	\$145,455	\$150,324	\$163,758

2020 American Community Survey (ACS)



MEET THE TEAM



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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

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