

JAMESON.

FOR SALE

OFFICE/RETAIL

4900 S Archer Ave
Chicago, IL 60632

\$3,600,000

Enrique Guadalupe
Broker Associate
312.532.9244
egualdupe@jameson.com

JAMESONCOMMERCIAL.COM

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SALE OVERVIEW

SALE PRICE:	\$3,600,000
LOT SIZE:	24,547 SF
BUILDING SIZE:	10,701 SF
YEAR BUILT:	1959
ZONING:	C2-3
MARKET:	-Archer Heights
CROSS STREETS:	Archer Ave & 49th St

AREA TENANTS

- Target
- Jewel-Osco
- Aldi
- Pete's Market
- Cermak Produce
- Walgreens

PROPERTY DESCRIPTION

Rare Mixed-Use Property Available in the Archer Heights Neighborhood of Chicago. The 10,701 SF building consists of 3 medical office suites and 1 retail unit on the first floor, which totals 5,251 SF plus an additional 1,550 SF garage. The 2nd floor is a huge 3,900 SF residential apartment with 7 beds/3 baths plus an additional 900 SF rooftop deck. There is an additional 2,365 SF basement available for storage. The property has a land site footprint of 24,547 SF which includes a private fenced parking lot striped for 33 parking spaces. Great opportunity for an owner-operator as the existing C2-3 zoning allows for many uses. Tremendous location with high pedestrian traffic across the street from Curie H.S. and high vehicle traffic at the traffic signalized corner of Archer Avenue (25,200 VPD) and 49th Street, just east of Pulaski Road (26,200 VPD). There are several national retailers in the immediate area, including but not limited to Target, Jewel-Osco, Aldi, Pete's Market, Cermak Produce, Walgreens, McDonald's, Chase Bank, PNC and many others. Great public transportation available and within walking distance of the CTA Pulaski Orange Line Station.

PROPERTY HIGHLIGHTS

- 10,701 SF building with 5 units
- 24,547 SF land site includes 33 vehicle private parking lot
- Zoned C2-3 for versatile commercial opportunities
- 3 Medical Office Suites & 1 Retail Unit on 1st Floor
- Huge 3,900 SF 7 bed/3 bath apartment on 2nd floor
- 900 SF rooftop deck for added appeal
- 2,365 SF basement for storage or expansion opportunities
- Surrounded by National & Regional Retailers

AREA AND TRANSPORTATION HIGHLIGHTS

- 8-minute drive from Interstate 55
- 5-minute drive from Midway Airport
- 8-minute walk from CTA Orange Line Pulaski Station

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EXTERIOR PHOTOS

4900 S Archer Ave, Chicago, IL 60632

\$3,600,000



PLAT OF SURVEY

4900 S Archer Ave, Chicago, IL 60632

\$3,600,000



PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023
 7100 N. Tripp Ave., Lincolnwood, Illinois 60712
 Tel. (847) 675-3000 Fax (847) 675-2167

PLAT OF SURVEY

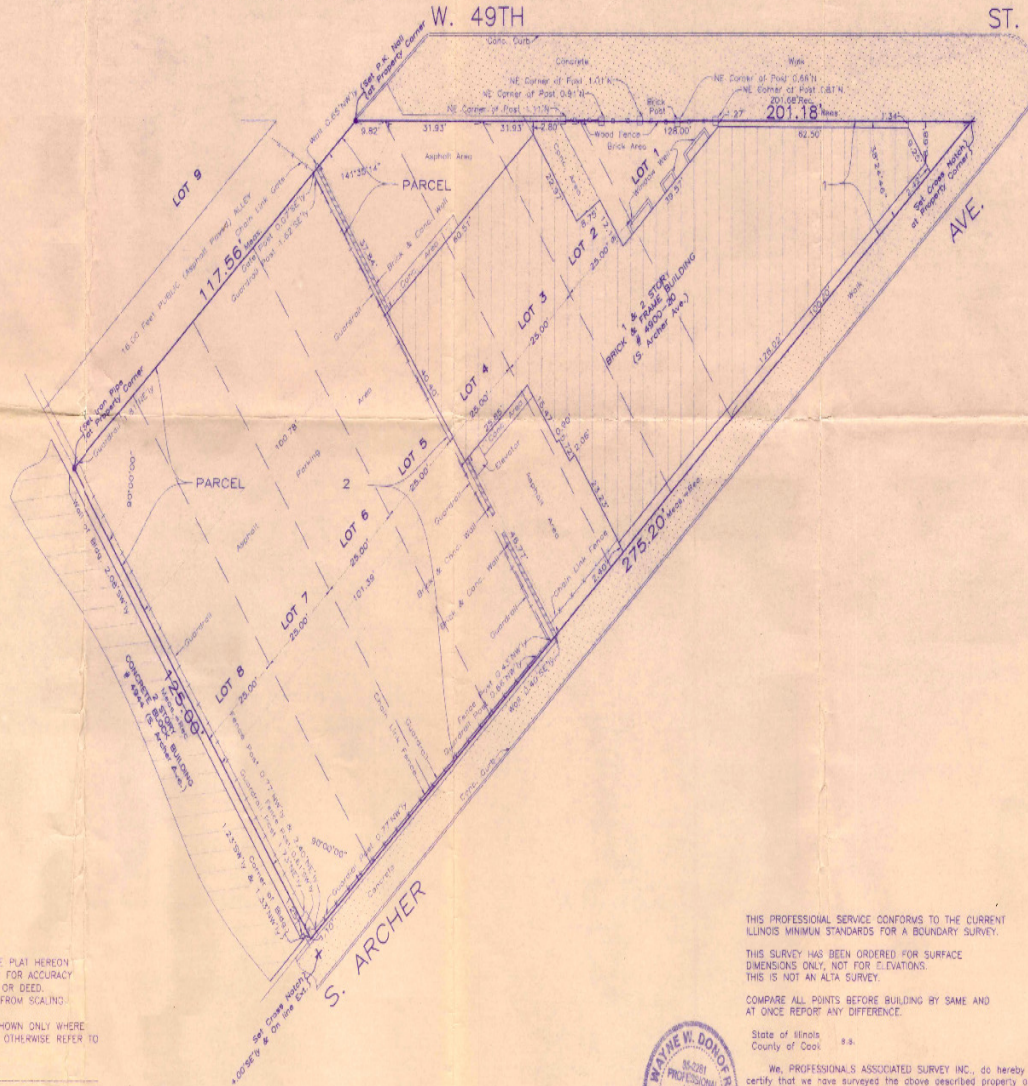
OF

PARCEL 1:
 LOTS 1, 2, 3 AND 4 IN BLOCK 1 IN SHANAHAN'S SUBDIVISION OF LOTS 2, 3 AND 5 (EXCEPT THE SOUTHWESTERLY 274 FEET THEREOF) IN SUPERIOR COURT PARTITION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF ANN GOLESBY TRACT LYING IN SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
 LOTS 5, 6, 7 AND 8 IN BLOCK 1 IN SHANAHAN'S SUBDIVISION OF LOTS 2, 3 AND 5 (EXCEPT THE SOUTHWESTERLY 274 FEET THEREOF) IN SUPERIOR COURT PARTITION IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF ANN GOLESBY TRACT LYING IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 24,547.65 SQ. FT. = 0.5635 ACRES

COMMONLY KNOWN AS: 4900-20 SOUTH ARCHER AVENUE, CHICAGO, ILLINOIS.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

ORDER NO. 07-77587

SCALE: 1 INCH = 20 FEET.

DATE OF FIELD WORK: June 7, 2007

ORDERED BY: MULTI, LLC

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois s.s.
 County of Cook



We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: June 11, 2007

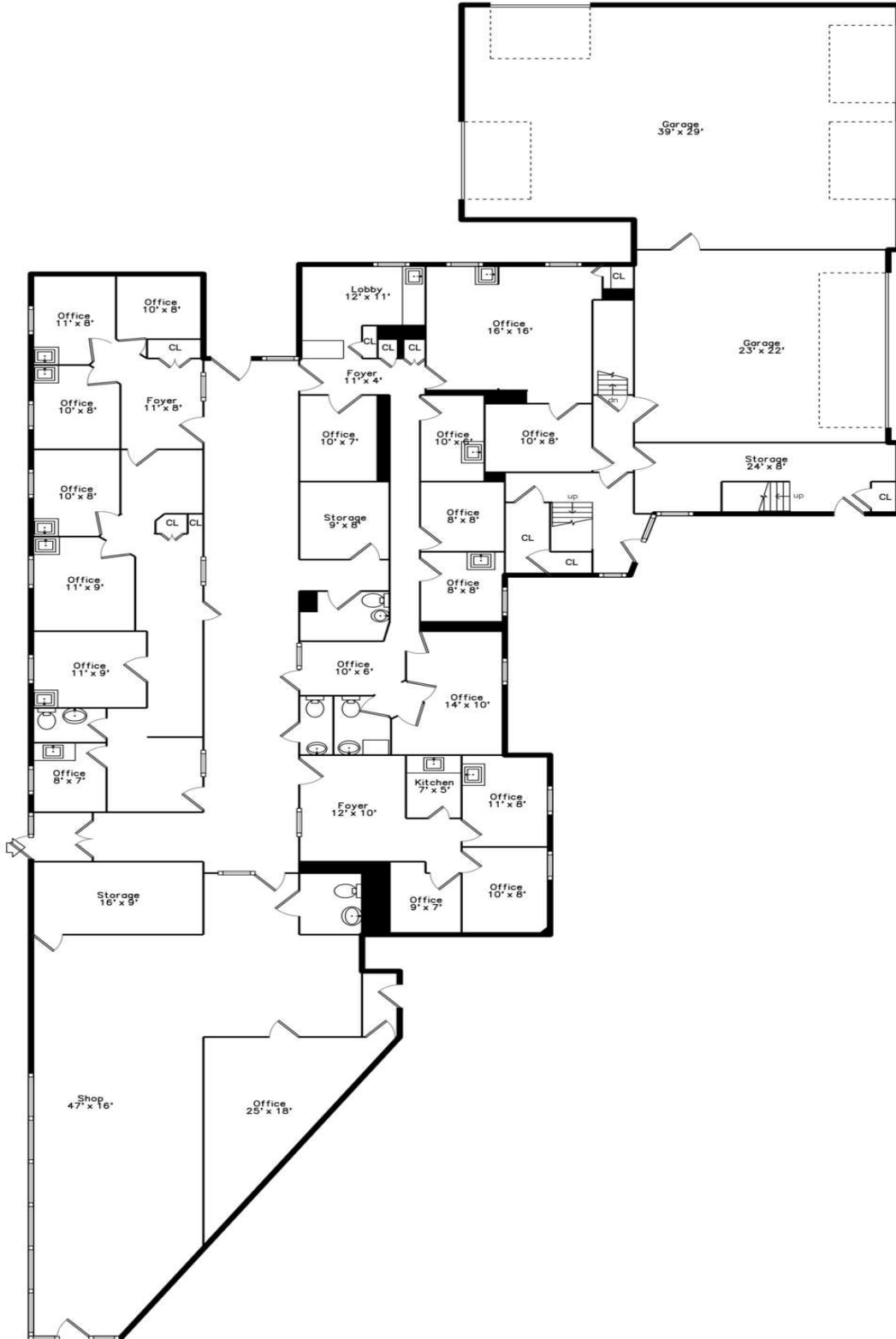
L. PROF. LAND SURVEYOR License Exp. DATE: NOV. 30, 2008.

Drawn by AT

FLOOR PLAN - 1ST FLOOR

4900 S Archer Ave, Chicago, IL 60632

\$3,600,000



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INTERIOR PHOTOS - 1ST FLOOR SUITE A

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INTERIOR PHOTOS - 1ST FLOOR - SUITE B

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INTERIOR PHOTOS - 1ST FLOOR - SUITE C

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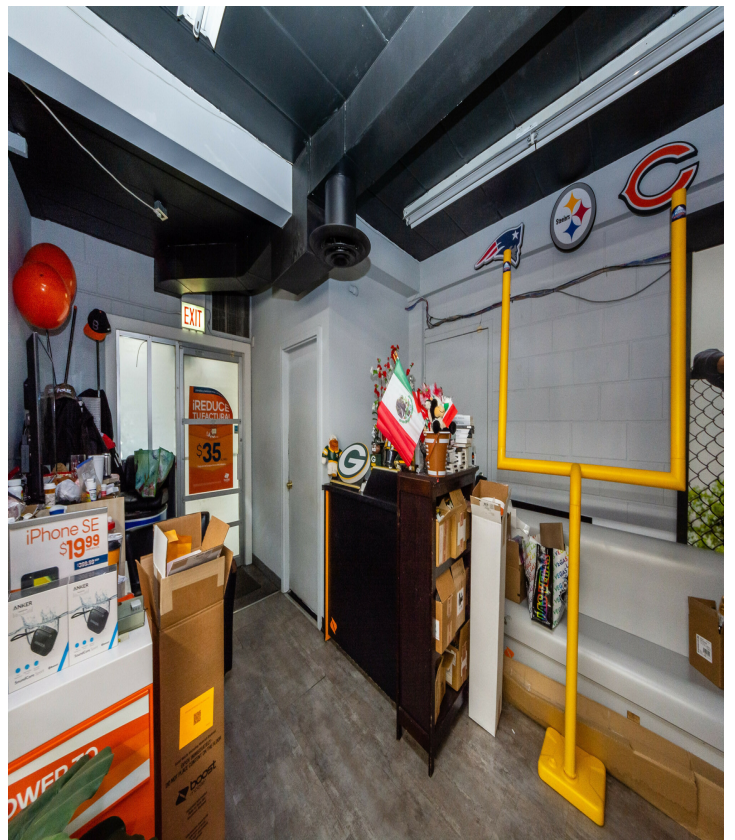


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INTERIOR PHOTOS - 1ST FLOOR - SUITE D

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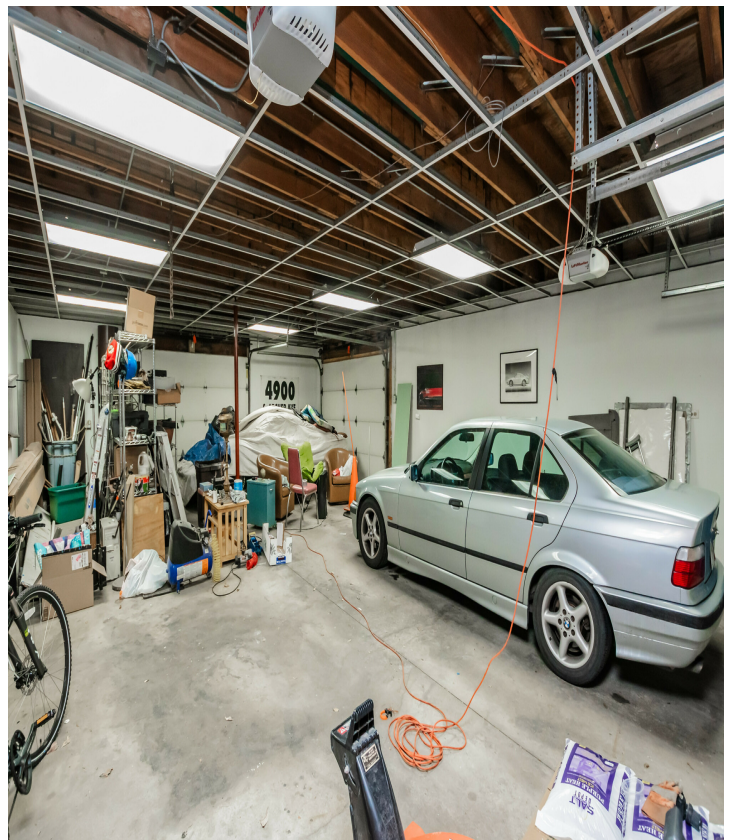
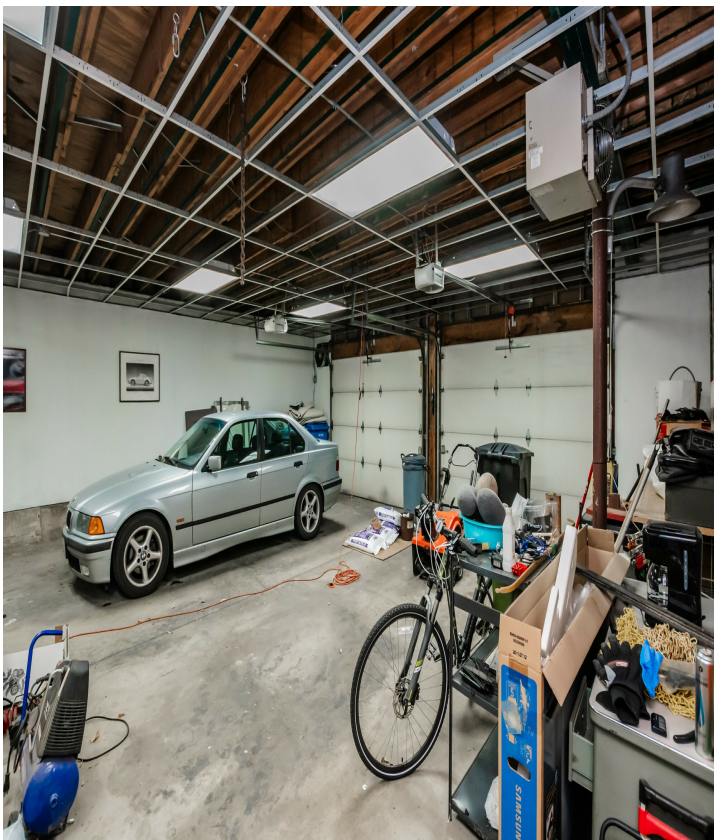


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INTERIOR PHOTOS - 1ST FLOOR - LOBBY & GARAGE

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FLOOR PLAN - 2ND FLOOR

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PHOTOS - 2ND FLOOR

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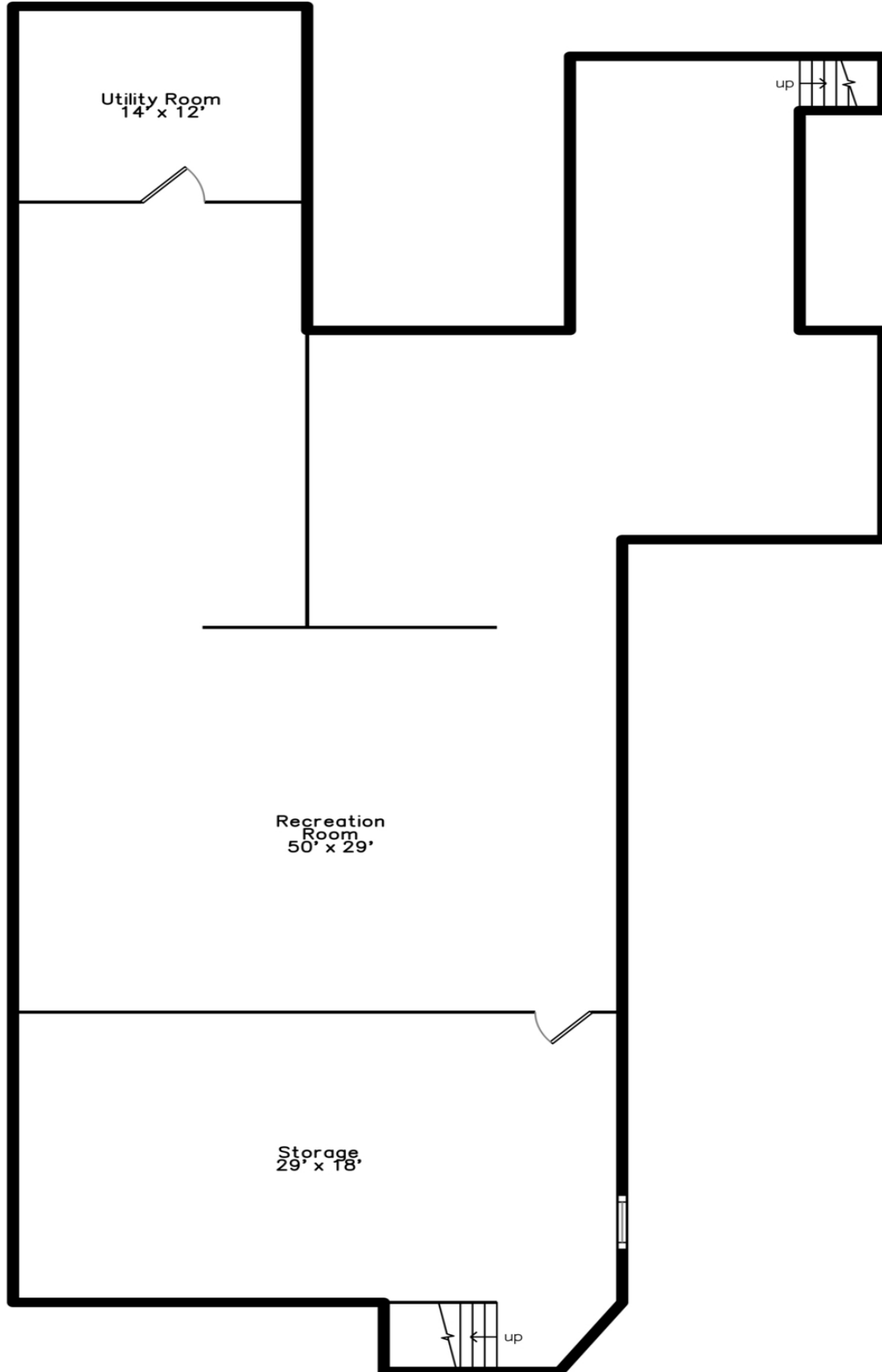
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FLOOR PLAN - BASEMENT

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INTERIOR PHOTOS - BASEMENT

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RETAILER MAP

4900 S Archer Ave, Chicago, IL 60632

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