

# STRAUSS

REALTY, LTD.

6415-6433 RAVENSWOOD AVE.  
CHICAGO, ILLINOIS 60626

## ROGERS PARK INCOME GENERATING PROPERTY WITH DEVELOPMENT POTENTIAL MULTI-BUILDING PROPERTY FOR SALE



OFFICE / FLEX / INDUSTRIAL / CREATIVE

Location:

6415-6433 Ravenswood Ave. Chicago, IL 60626



MJ WEINBERGER

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STRAUSS REALTY, LTD.

4350 N. MILWAUKEE AVE.

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

### MULTI-BUILDING PROPERTY FOR SALE

38,504 SF (TOTAL) BUILDINGS ON 31,878 SF LOT



#### OFFERING SUMMARY

<b>Sale Price</b>	<del>\$3,169,000</del> \$2,949,000
<b>CAP</b>	9%
<b>Building SF Total</b>	38,504 SF
<b>Lot Size SF</b>	Approx. 31,878 SF
<b>Zoning</b>	M1-2
<b>Loading</b>	7
<b>Drive-Ins</b>	2
<b>Parking</b>	Approx. 30+ Car
<b>Taxes</b>	\$82,571.08
<b>Parcel ID Numbers</b>	11-31-418-001 11-31-418-002 11-31-418-003 11-31-418-004

#### PROPERTY HIGHLIGHTS

- Income generating property with three buildings totaling 38,504 SF
- Potential for development in an area with escalating housing prices and high retail demand
- Flexible, multi-use spaces for industrial, office, creative and flex use
- Easy access to major streets, just off the corner of Ravenswood & Devon
- Less than 1 mile from Loyola University
- The [Elevate Devon Corridor Plan](#) (a multi-year community improvement initiative for 1 mile stretch of Devon Avenue between Sheridan Road and Ravenswood Avenue ) will revitalize the surrounding neighborhood
- Next to “Ravenswood Center” shopping center



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## INCOME & EXPENSES

<b>Gross Annual Income</b>	\$431,220.00
<b>Utilities</b>	\$14,322.05
<b>Insurance</b>	\$6,017.25
<b>Elevator</b>	\$1,894.25
<b>City of Chicago Water</b>	\$2,088.28
<b>Repairs &amp; Maintenance</b>	\$10,000.00
<b>Flood Brothers Refuse</b>	\$2,700.00
<b>Management Fees</b>	\$12,000.00
<b>City of Chicago Fees</b>	\$500.00
<b>Capital Improvements</b>	\$8,000.00
<b>Janitorial</b>	\$6,000.00
<b>Taxes</b>	\$82,571.08
<b>Total Annual Expenses</b>	(\$146,092.91)
<b>NOI</b>	\$285,127.09



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## ROGERS PARK MULTI-BUILDING INVESTMENT OFFERING



6415

### 6415 RAVENSWOOD

- Occupied by U-Haul, G-Spray, and More
- Two-story industrial/flex building with several loading doors
- Former location of a construction company



6417

### 6417 RAVENSWOOD

- Occupied by Evanstonia Antiques & Restoration, Outlier Metal, Fuerza Creative, Sophie's Movies and more
- Single-story industrial/flex building
- Front loading door into wide open space



6433

### 6433 RAVENSWOOD

- Occupied by Chicago Industrial Arts and Design Center (CIADC)
- Three-story industrial/flex building with rooftop patio
- Once home to Chicago Radio Laboratory in the 1920s— where Zenith Radio was invented



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### ROGERS PARK SNAPSHOT



6415-6433 Ravenswood is located in Rogers Park, right at the border with Edgewater. Rogers Park is commonly known for its great cultural diversity.

- In 2022, Rogers Park was ranked as a **top 5 neighborhood to live in** the United States by *Money Magazine*.
- **Loyola University** (with an annual enrollment of 17,000 students) is located directly east of the property, less than 1-mile away (5-minute drive).
- According to an analysis by the [Chicago Metropolitan Agency for Planning](#), as of 2019, **34% of Rogers Park residents are foreign born**.
- According to City-Data.com, Rogers Park has a **higher rate of residents with Master's, Professional, and Doctorate degrees than the state average**. In addition, the rate of residents that work for non-profit institutions is almost twice as high as the state average.
- Rogers Park has **over 130 restaurants**, plus coffee shops and cafes.
- The neighborhood has been ranked "**very walkable**" by [Walk Score](#).

### DEMOGRAPHICS

2023 ESTIMATES

	1 Mile	2 Miles	3 Miles
Population	79,351	230,927	364,075
Median Age	37.7	39.4	39.7
# of Households	32,781	97,608	154,775
Avg Household Size	2.2	2.2	2.2
Avg Household Income	\$74,385	\$82,429	\$90,672

Source: Costar.com



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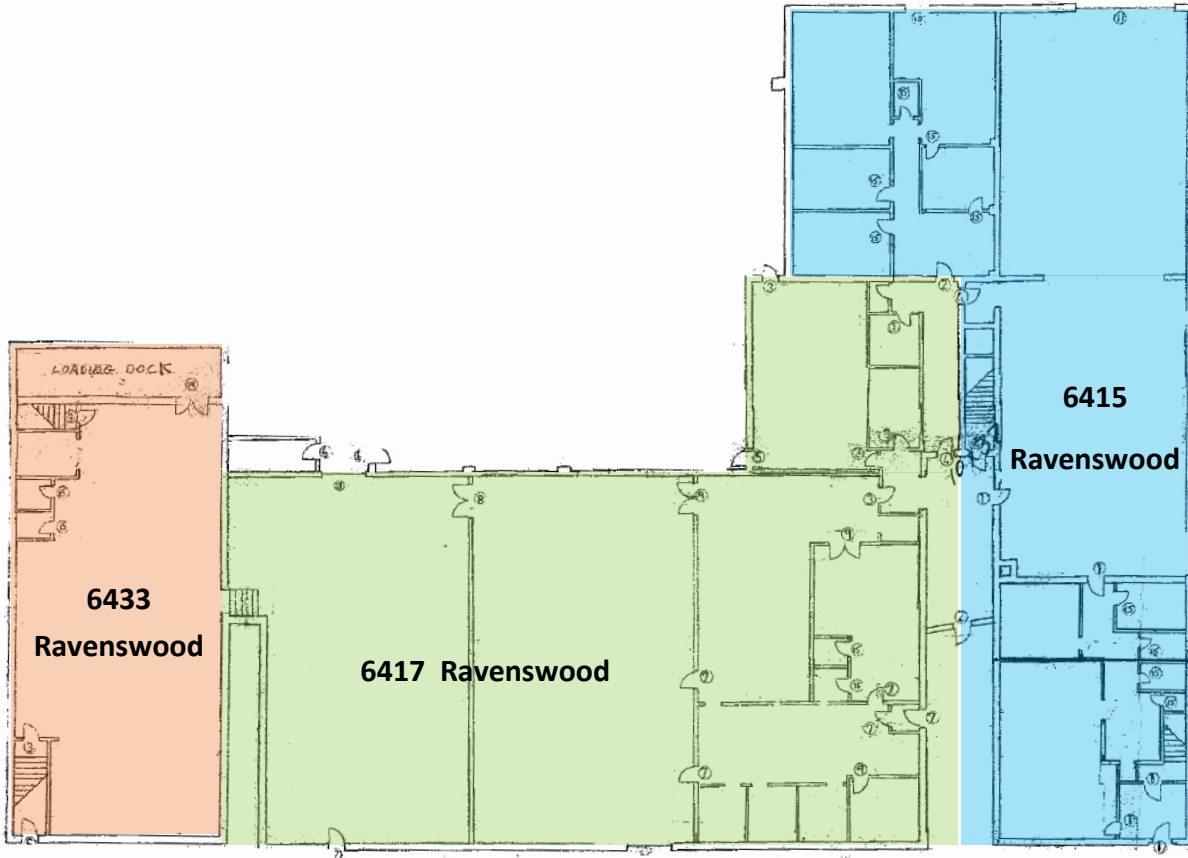
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## FLOOR PLATE



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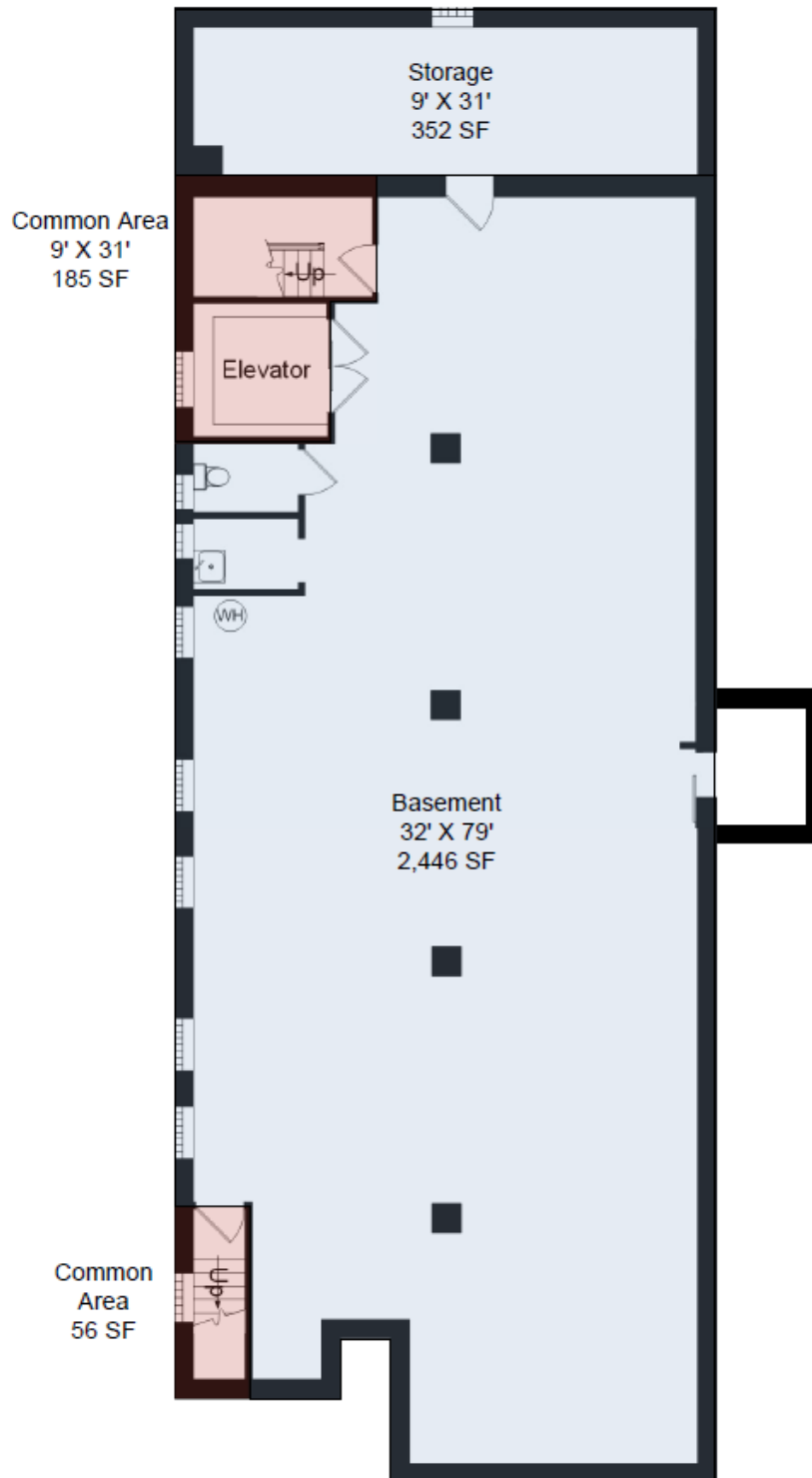
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## 6433 RAVENSWOOD—LOWER LEVEL



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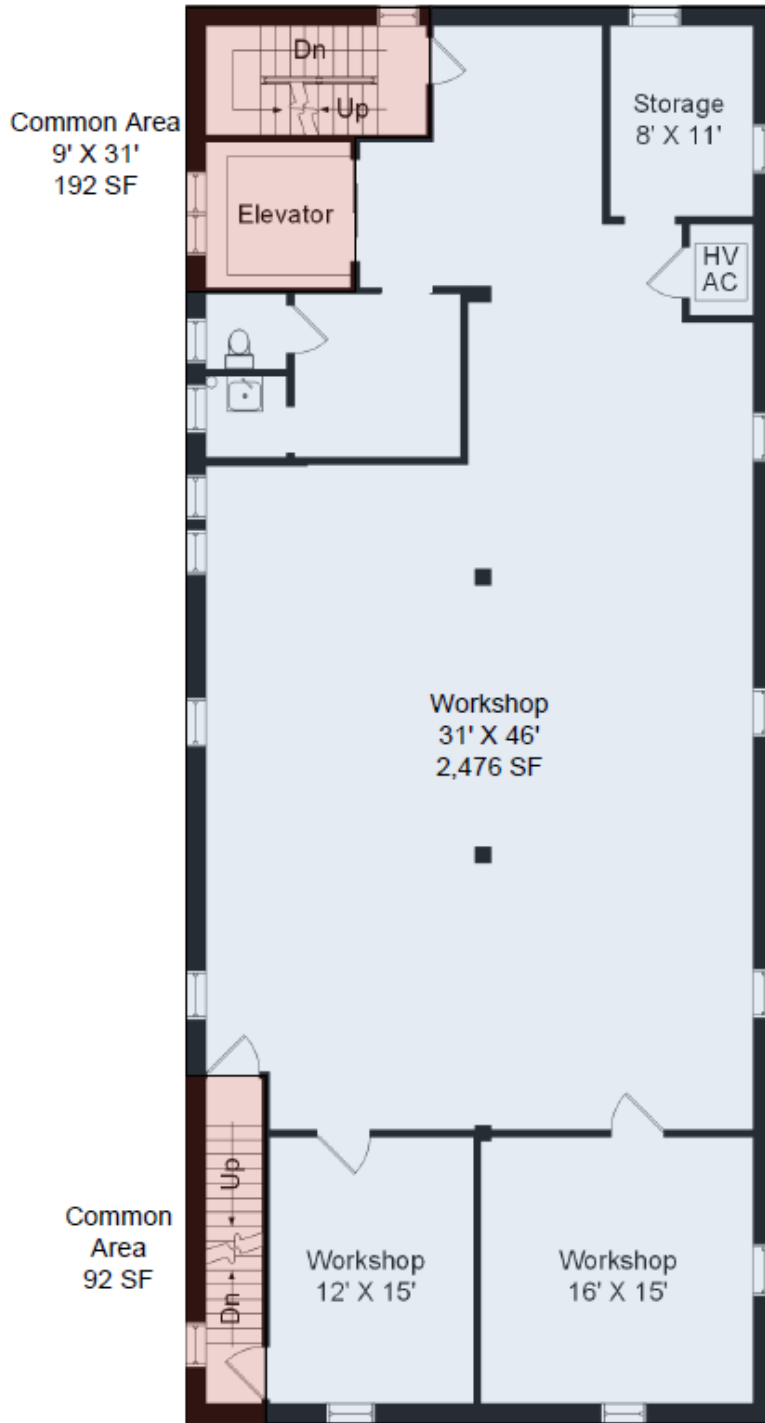
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## 6433 RAVENSWOOD—SECOND LEVEL



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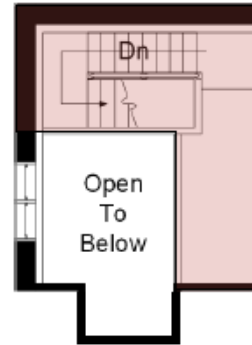
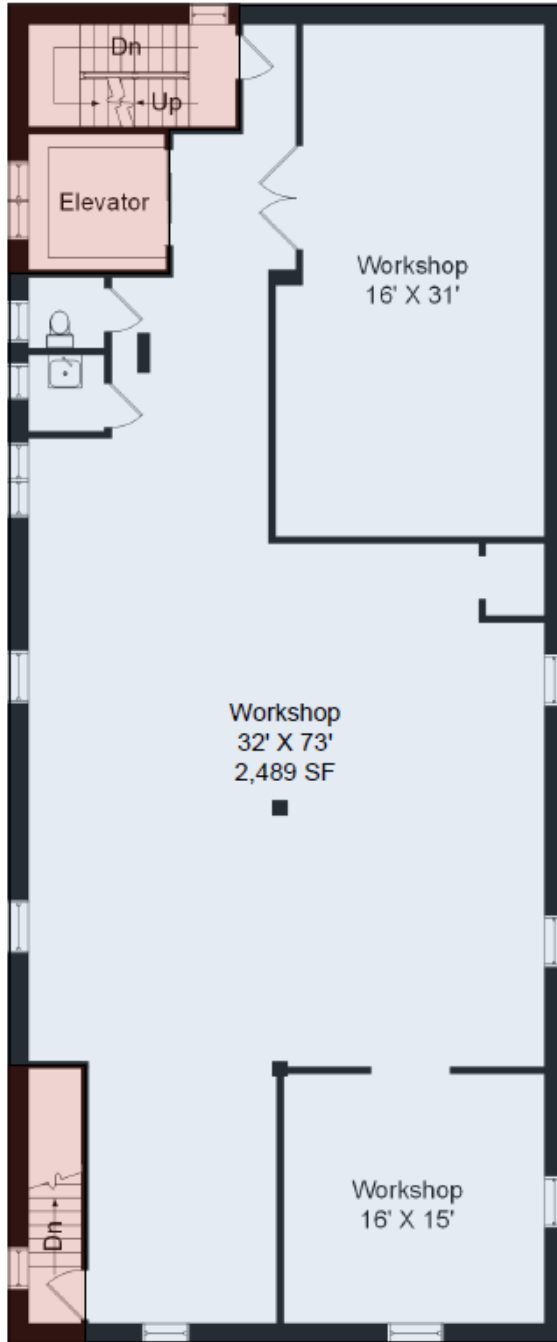
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## 6433 RAVENSWOOD—THIRD & FOURTH LEVEL

Common Area  
9' X 31'  
192 SF

Common Area  
164 SF



Common Area  
79 SF



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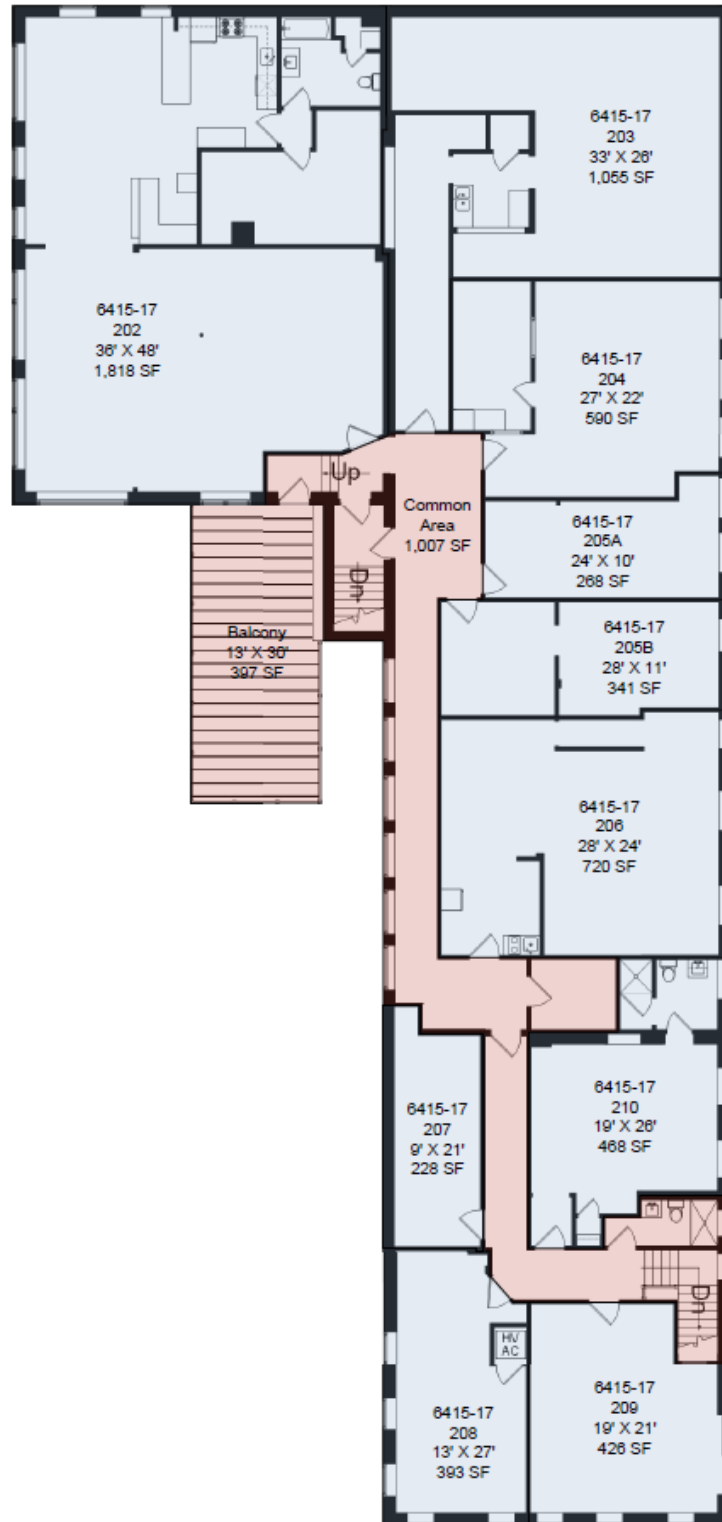
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## 6415-6417 RAVENSWOOD—SECOND LEVEL



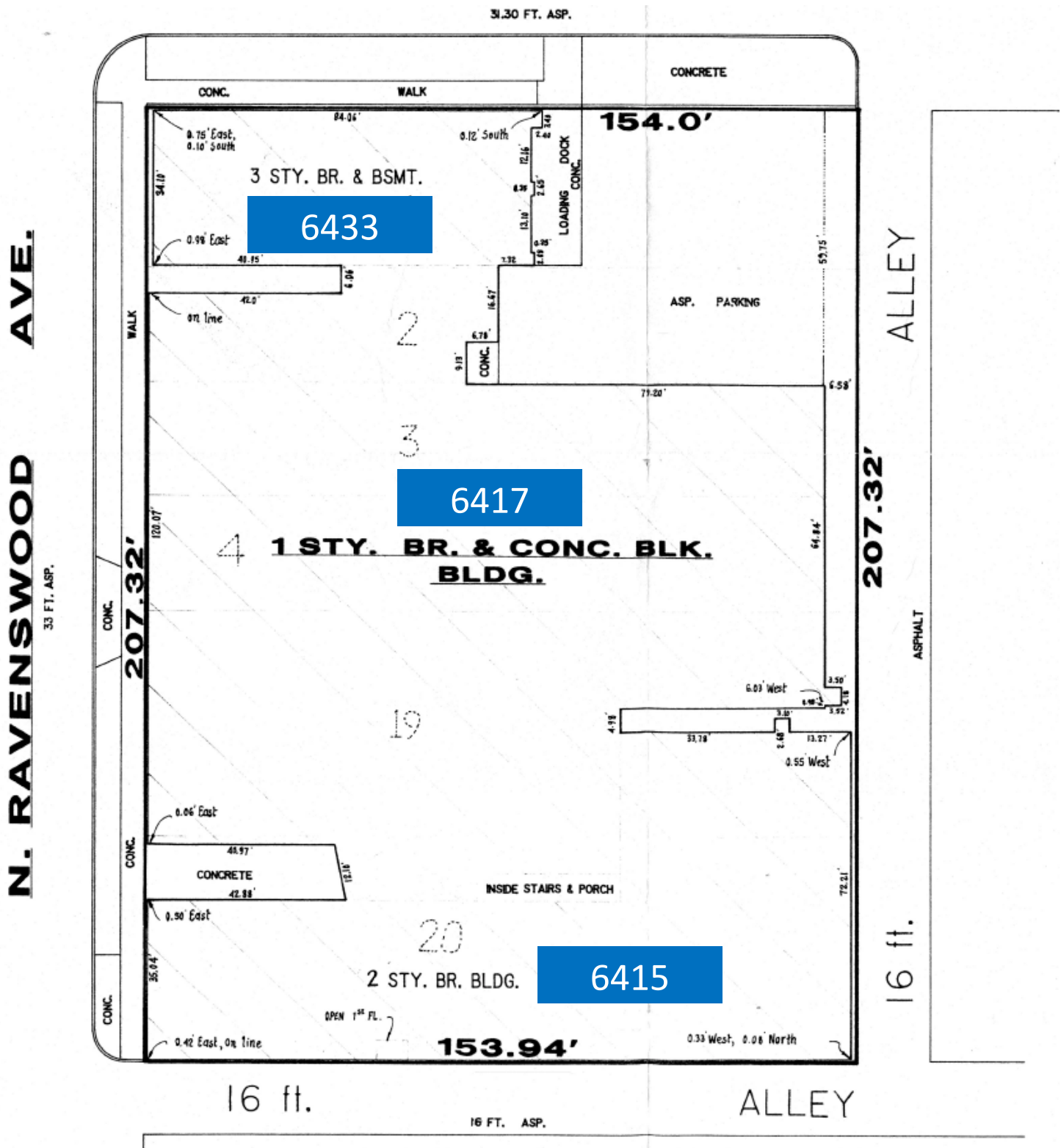
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### SURVEY



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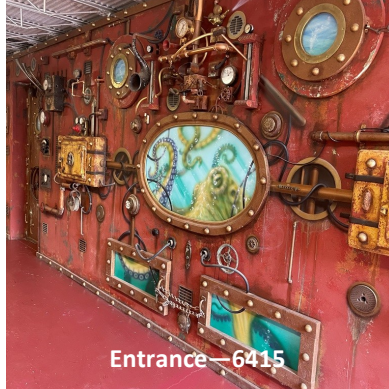
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Entrance—6415



Entrance—6415



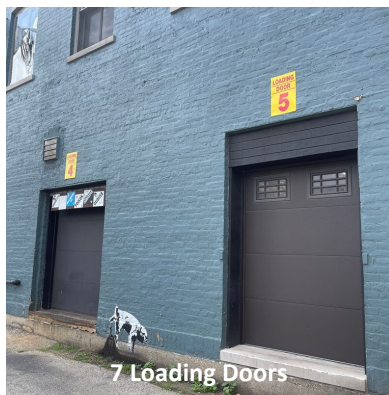
Creative Offices/Suites



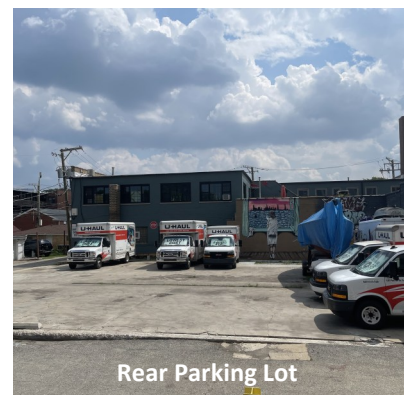
Industrial/Flex/Creative Space



Outdoor Patio



7 Loading Doors



Rear Parking Lot



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