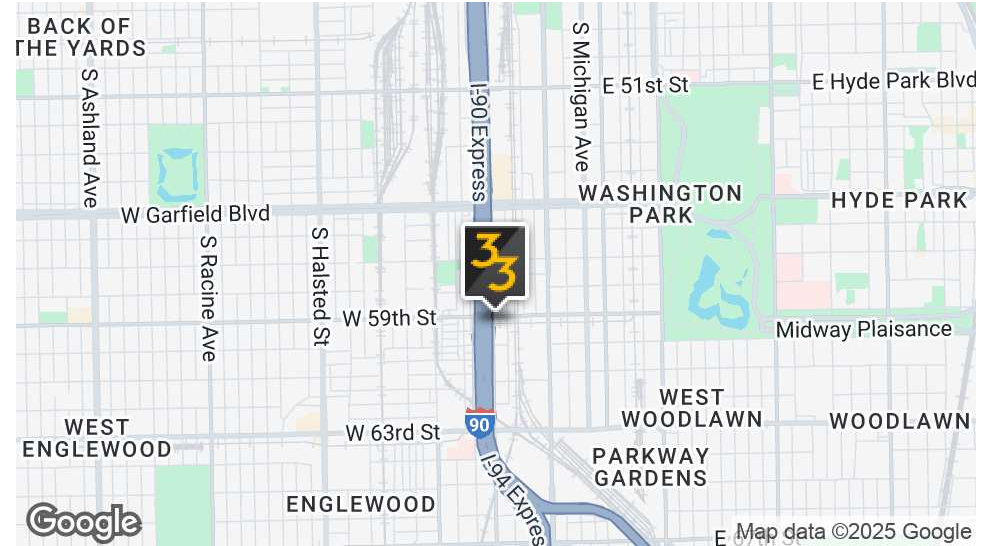
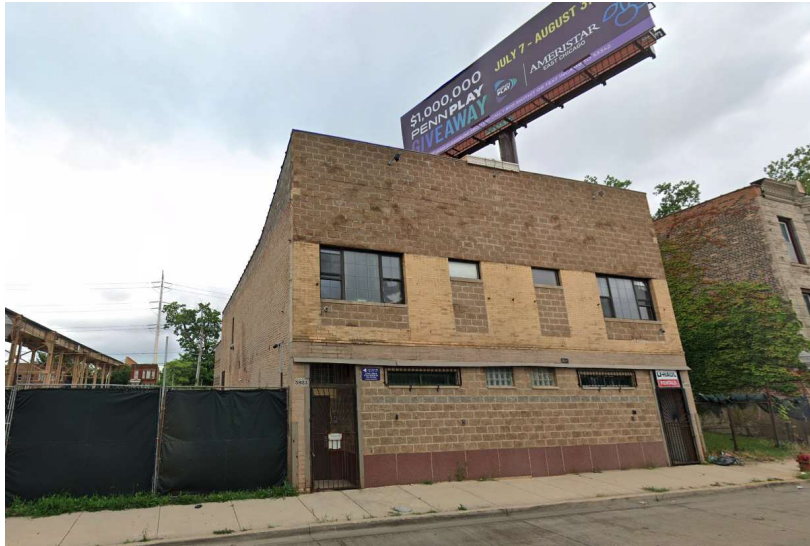


# 5925 S WENTWORTH - +/-4,000 SF DUPLEX/TWO-STORY WAREHOUSE AND OFFICE

5925 S WENTWORTH AVE, CHICAGO, IL



## OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (MG)
Monthly Rent:	\$3,500
Available SF:	4,000 SF
Number of Units:	1
Year Built:	1896
Renovated:	2017
Zoning:	C1-1
Market:	Chicago
Submarket:	Washington Park

## PROPERTY OVERVIEW

33 Realty is pleased to present for lease 5925 S Wentworth, a +/-4,000 SF two-story warehouse and office commercial space.

The property was gut-rehabbed in 2017 and features approximately 2,500 SF of drive-in warehouse/distribution space and 1,500 SF of second floor office space.

The property features two (2) bathrooms (one full, one half), ~13' drive-in overhead door, fully-sprinklered (first and second floors), gated/secured parking for 4-5 vehicles, two private offices, galley kitchen (refrigerator, granite counter tops), hardwood flooring in office space, fully sprinklered, and gas-forced heat & central air.

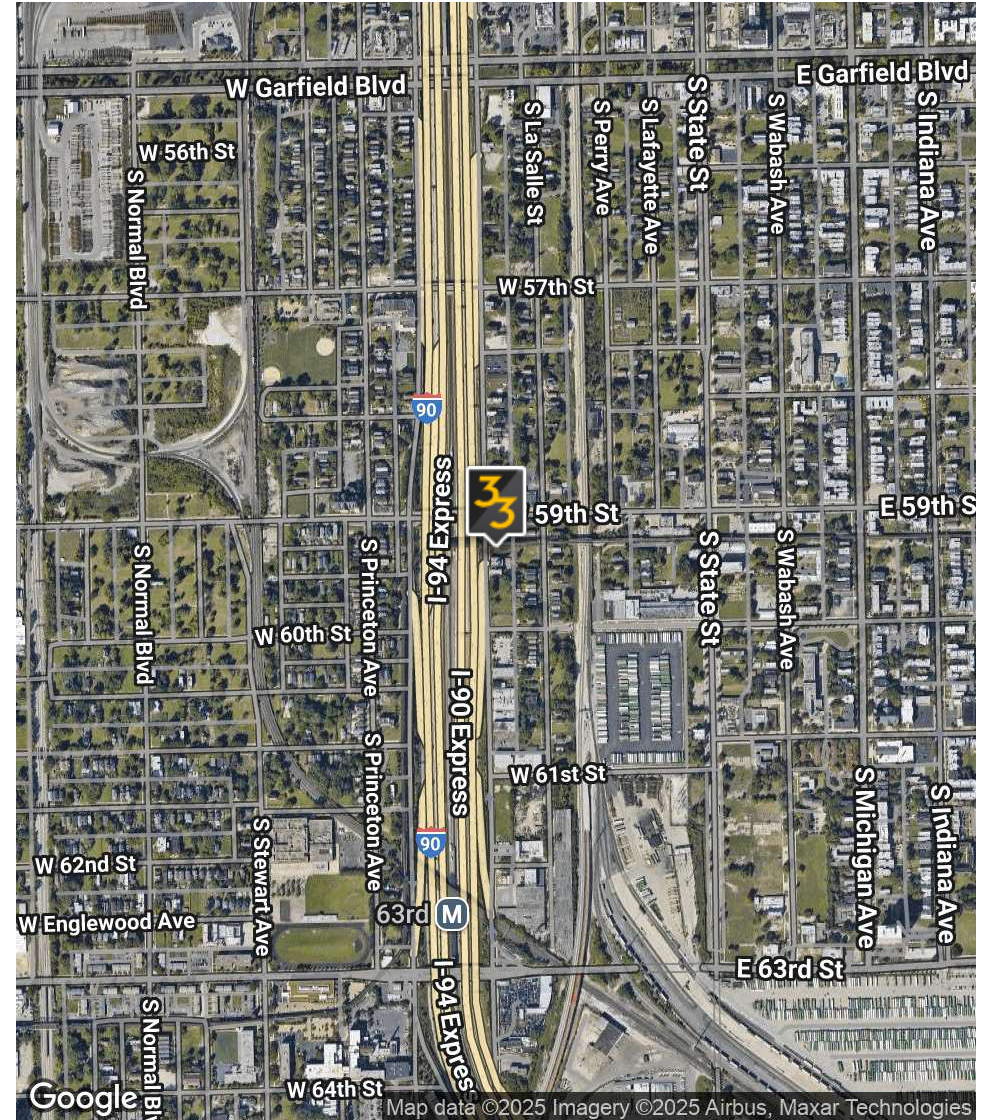
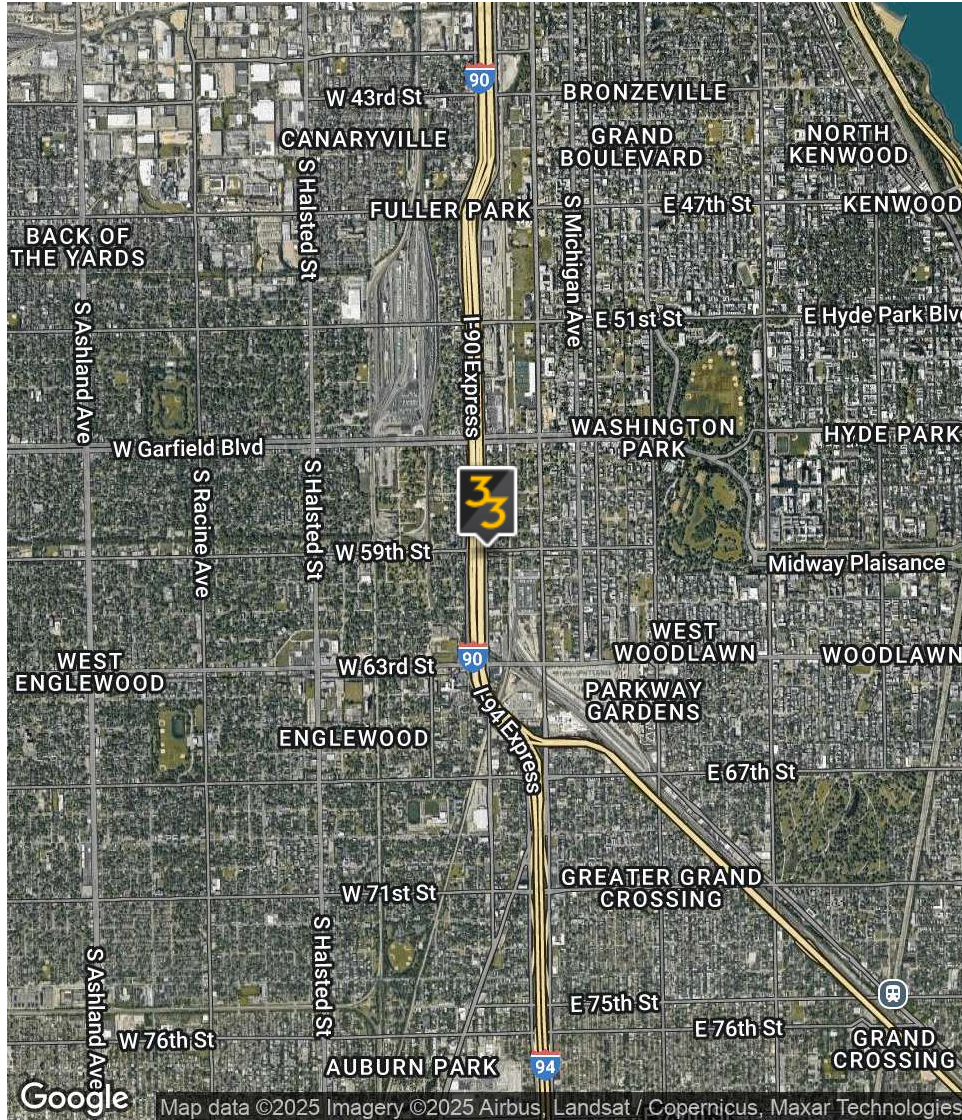
The space is available for \$3,500/month modified gross (electric, gas, pro-rate share water).

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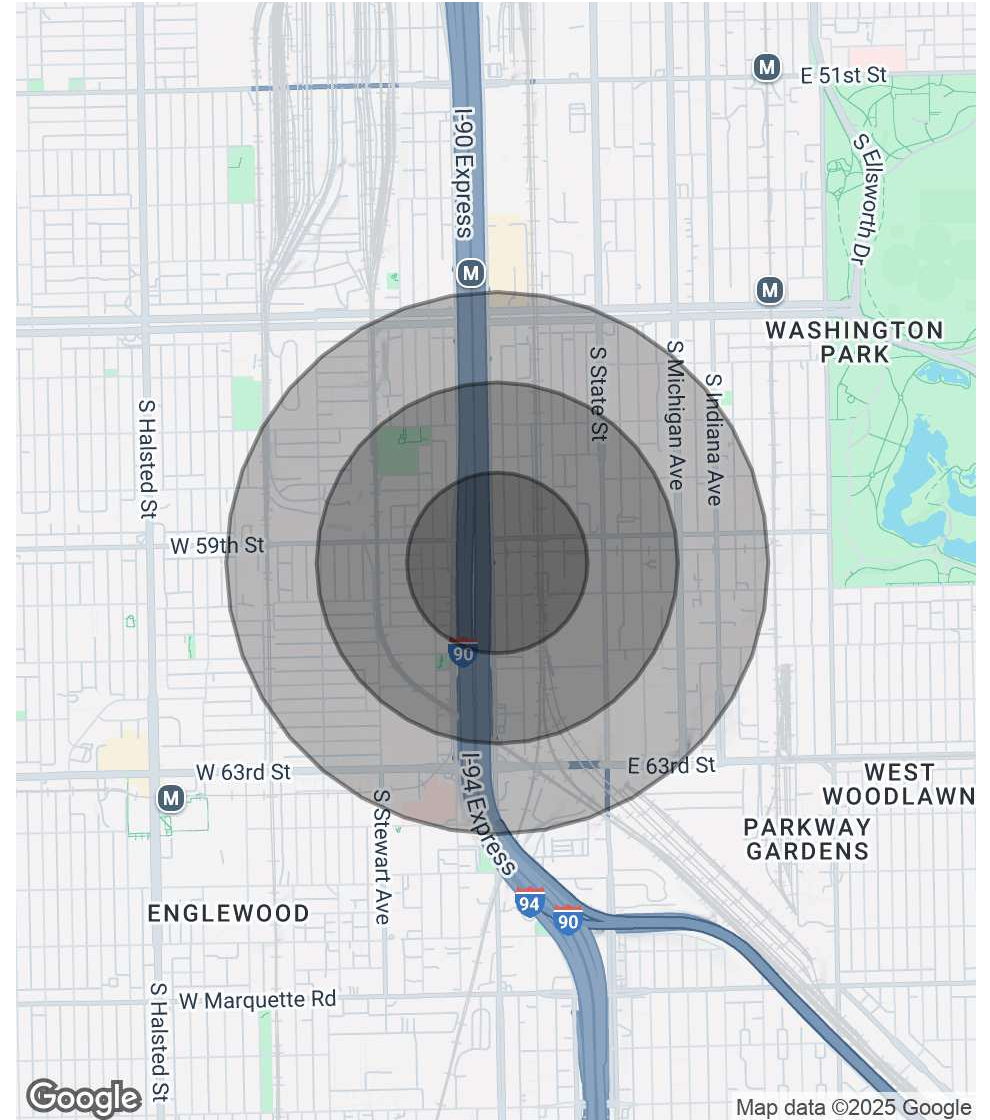


POPULATION	0.2 MILES	0.4 MILES	0.6 MILES
Total Population	477	2,446	8,158
Average Age	39	36	36
Average Age (Male)	37	35	35
Average Age (Female)	40	37	37

HOUSEHOLDS & INCOME	0.2 MILES	0.4 MILES	0.6 MILES
Total Households	177	916	3,270
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$46,549	\$43,407	\$39,579
Average House Value	\$175,176	\$185,997	\$199,007

*Demographics data derived from AlphaMap*

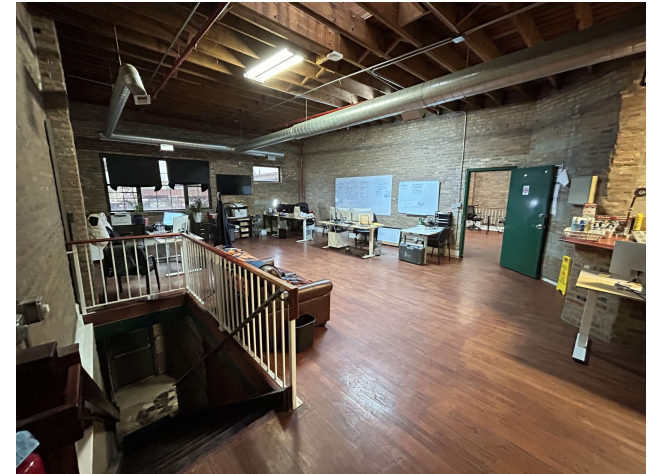
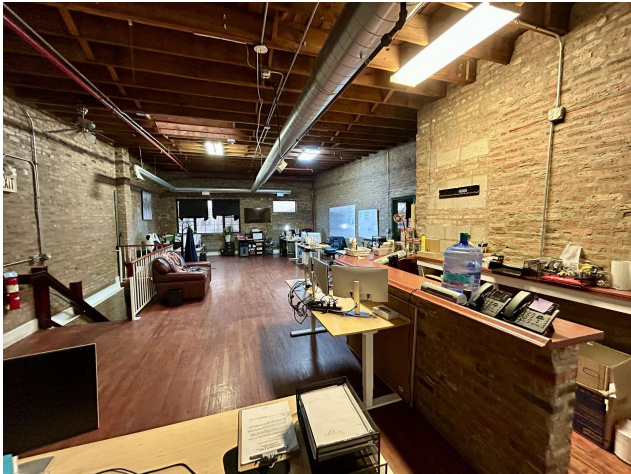


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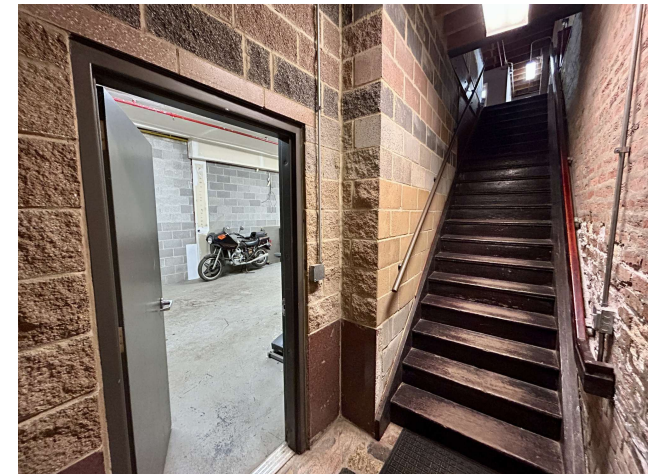


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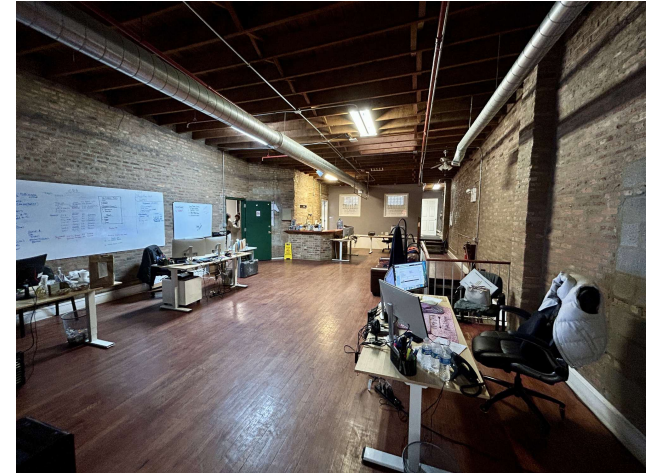


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5925 S WENTWORTH AVE, CHICAGO, IL



## GENE HART

Broker

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Direct: 219.465.8584

IL #475.149185

## PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his wife Sara, an emergency veterinarian, and three French Bulldogs: Jerry, Elaine, & Kramer in Chicago's Wicker Park neighborhood.

## EDUCATION

DePaul University '11 - Real Estate Program

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