

SALE

3-Story Oak Park Investment Opportunity

1053 LAKE STREET

Oak Park, IL 60301

PRESENTED BY:

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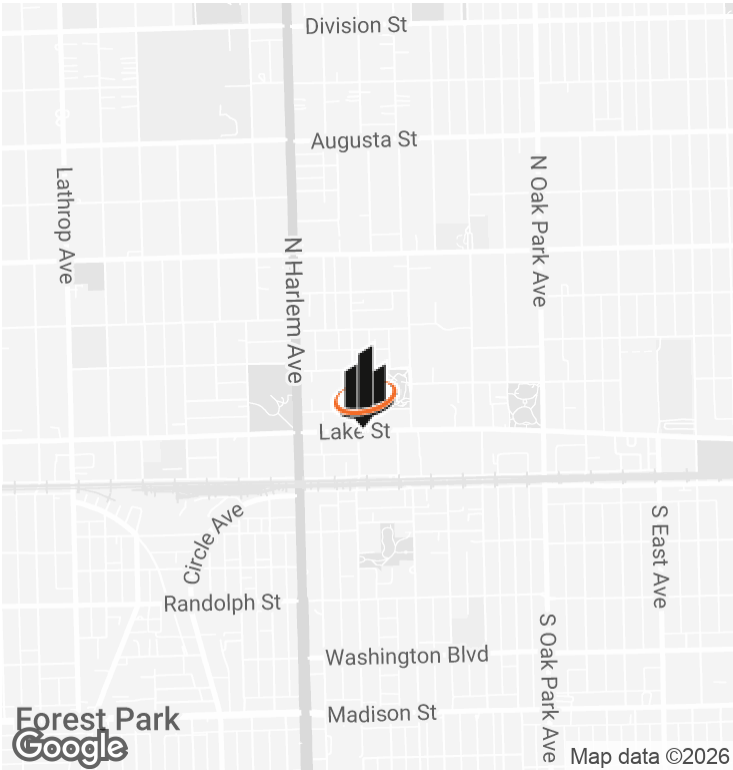
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& LUNCH!**

OPEN

SVN
CHICAGO COMMERCIAL

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
BUILDING SIZE:	+/- 6,000 sf
LOT SIZE:	0.04 Acres
NUMBER OF UNITS:	3 Full Floors
APN:	16-07-126-002-0000

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 1053 Lake Street, a ±5,586 SF Three-Story Retail and Office Building in Oak Park, Illinois. Located in the heart of downtown Oak Park, this property is 67% occupied with two full-floor tenants, an elevator, and plenty of windows. Retail Restaurant on the ground floor with an outdoor patio, 2 restrooms, a prep area, and a kitchen. Second-floor vacant space has 6 offices, lobby areas, 2 restrooms, and building signage. Third Floor Wellness Group has a lobby and reception, 4 offices, a kitchenette area, and 2 restrooms. With nearby access to I-290, I-294, the CTA Green Line, and multiple bus routes, the property enjoys seamless connections to the broader Chicago metropolitan area. Price STO.

PROPERTY HIGHLIGHTS

- ±6,000 SF Three-Story Retail and Office
- Full-Floor Tenant Opportunity | 67% Occupied
- Prime location in the heart of downtown Oak Park
- High visibility | Blocks to the CTA

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RETAIL RESTAURANT PHOTOS



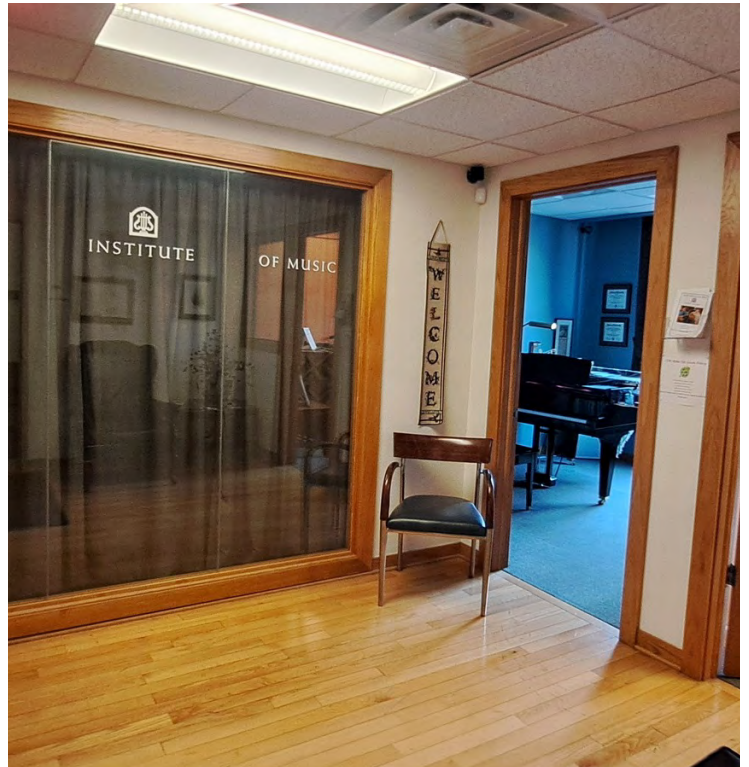
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2ND FLOOR OFFICE PHOTOS



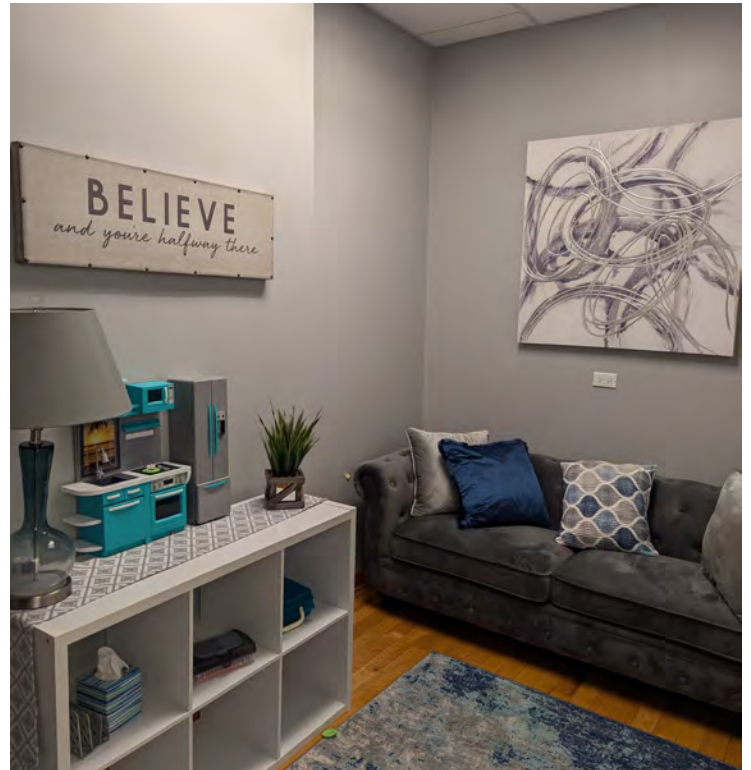
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3RD FLOOR OFFICE PHOTOS



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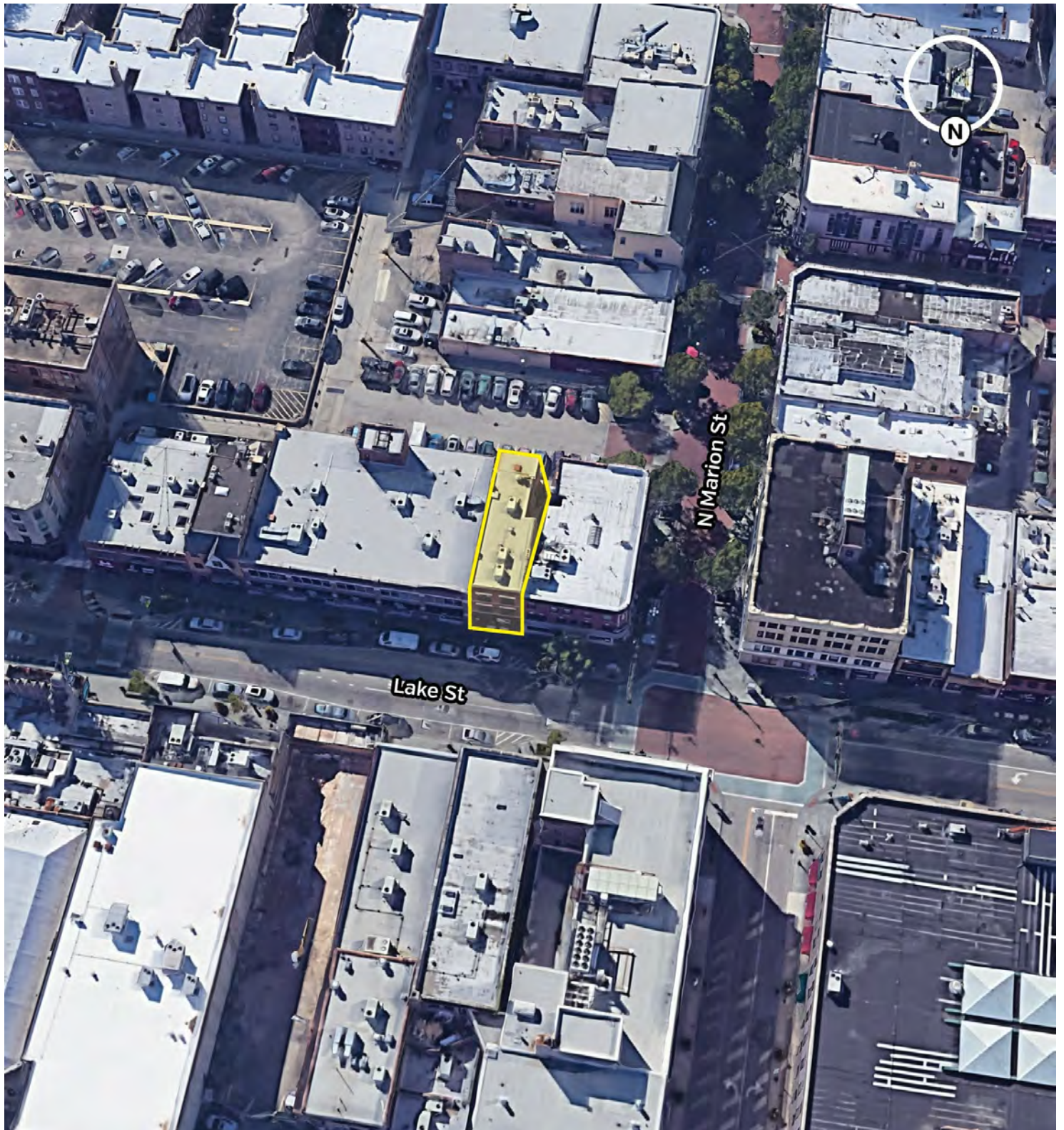
RETAILER MAP



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AERIAL



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SECTION 1

Financial Analysis



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10 AM - 2 PM

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Unit 1	Hecho En Oak Park	1,375 SF	22.92%	\$31.00	\$42,625.00	6/1/2016	5/31/2031
Unit 2	Vacant	1,400 SF	23.33%	-	-	-	-
Unit 3	HG Wellness Group	1,400 SF	23.33%	\$33.42	\$46,800.00	4/1/2021	5/31/2031
TOTALS		4,175 SF	69.58%	\$64.42	\$89,425.00		

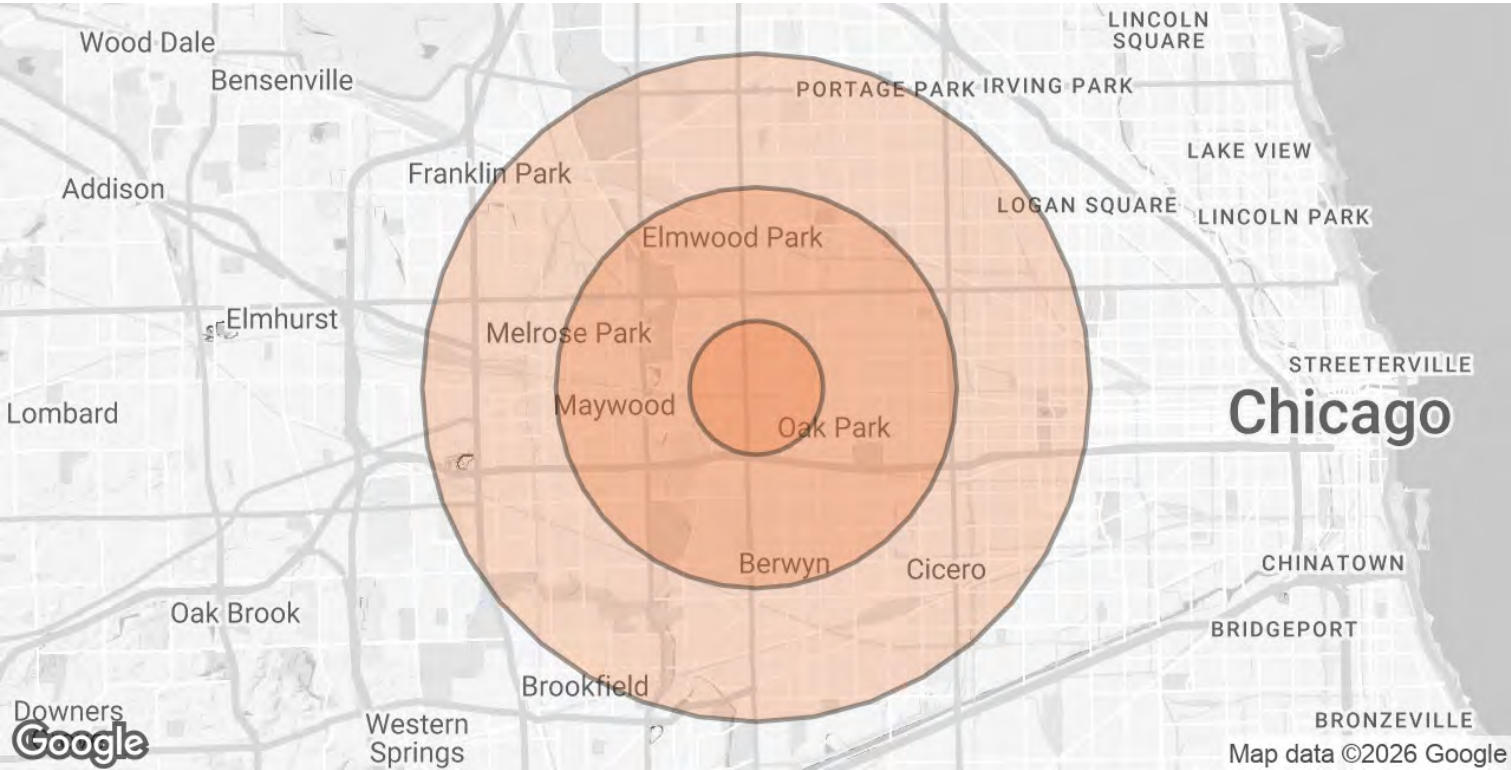
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INCOME & EXPENSES

INCOME SUMMARY		3-STORY OAK PARK INVESTMENT OPPORTUNITY
GROSS INCOME		\$108,524
EXPENSES SUMMARY		3-STORY OAK PARK INVESTMENT OPPORTUNITY
TAXES (2024)		\$41,528
INSURANCE		\$4,487
UTILITIES (ELECTRIC, GAS WATER/SEWER, CABLE/INTERNET)		\$12,136
SCAVENGER		\$1,116
REPAIRS & MAINTENANCE		\$7,765
OUTSIDE CONTRACTOR		\$6,345
PROPERTY MANAGEMENT		\$5,642
OPERATING EXPENSES		\$79,019
NET OPERATING INCOME		\$29,505

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	35,483	298,671	798,982
AVERAGE AGE	41.7	38.4	37.6
AVERAGE AGE (MALE)	40.1	36.9	36.5
AVERAGE AGE (FEMALE)	44.2	39.1	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	17,232	111,465	285,717
# OF PERSONS PER HH	2.1	2.7	2.8
AVERAGE HH INCOME	\$150,549	\$105,188	\$94,927
AVERAGE HOUSE VALUE	\$498,256	\$353,972	\$323,685

2023 American Community Survey (ACS)

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