

4242 N ELSTON AVE
CHICAGO, IL 60618

JAMESON.

FOR SALE

\$2,750,000

CLARK PATTERSON
Investment Sales Specialist
(O) 312.929.1585 | cpatterson@jameson.com

Jameson Commercial Real Estate
425 W. North Ave | Chicago, IL 60610
jamesoncommercial.com

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FOR SALE | INDUSTRIAL

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OFFERING SUMMARY

| | |
|----------------|--------------|
| Sale Price: | \$2,750,000 |
| Lot Size: | 19,625 SF |
| Building Size: | 19,750 SF |
| NOI: | \$182,440.00 |
| Cap Rate: | 6.0% |

PROPERTY HIGHLIGHTS

- Approximately 20,000 sq ft Under Roof
- Listed At 7% Cap Rate on Current Income
- Long Term Tenant in Place With 24 Months Left on Current Gross Lease
- Ten Percent (10%) Min Increase for Resigned Lease
- Two Drive-In Doors (15')
- Multiple Office Areas on Two Floors
- Minimum 16' Foot Ceilings (Higher in Some Areas)
- Very Secure Facility with Heavy Power
- Advanced Security System
- Additional Nearby Gated Parking Side Lot

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PROPERTY DESCRIPTION

Available for purchase for the first time in over 37 Years this well taken care of Warehouse/Flex building in the Irving Park neighborhood of Chicago has been occupied by a long-term tenant with prospective new ownership having the ability to continue with leasing the property or become an owner/user when lease expires in May, 2024. Consisting of almost 20,000 sq ft of Office and Warehouse space under roof, the property also is paired with a nearby gated side lot (approx. 3,000 sq ft) for employee parking. Two large (15') Overhead doors allow access from Elston with drive-thru capability to exit straight south to Berteau Ave or vice-versa. Currently used as a secured truck garage & storage there is approx. 15,625 sq ft of space on the first floor with 12,500 sq ft of warehouse and the remaining 3,125 sq ft consisting of office space. Additionally, there is another 4000 sq' of executive office space on the second floor with it's own entrance and exit and not part of the lower level of parking and other offices so could potentially be used for other purposes.

Please note, limited showings available due to security measures. Please contact list agent for more information.

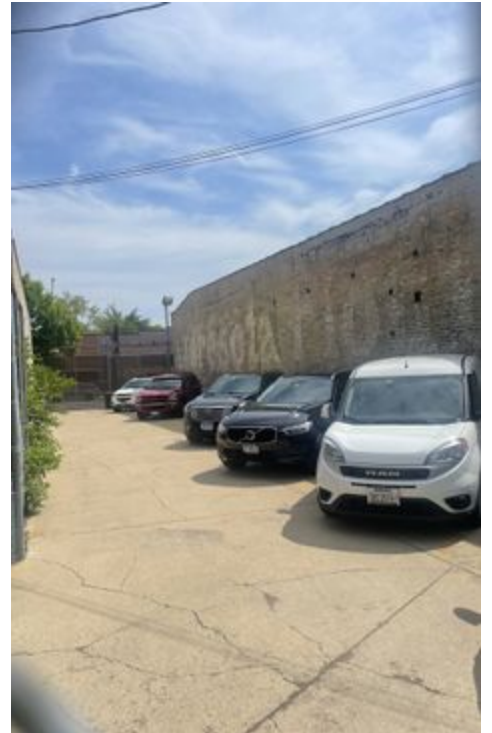
LOCATION DESCRIPTION

Property(s) sit on the west side of Elston north of Irving Park Rd in the Irving Park Neighborhood of Chicago.

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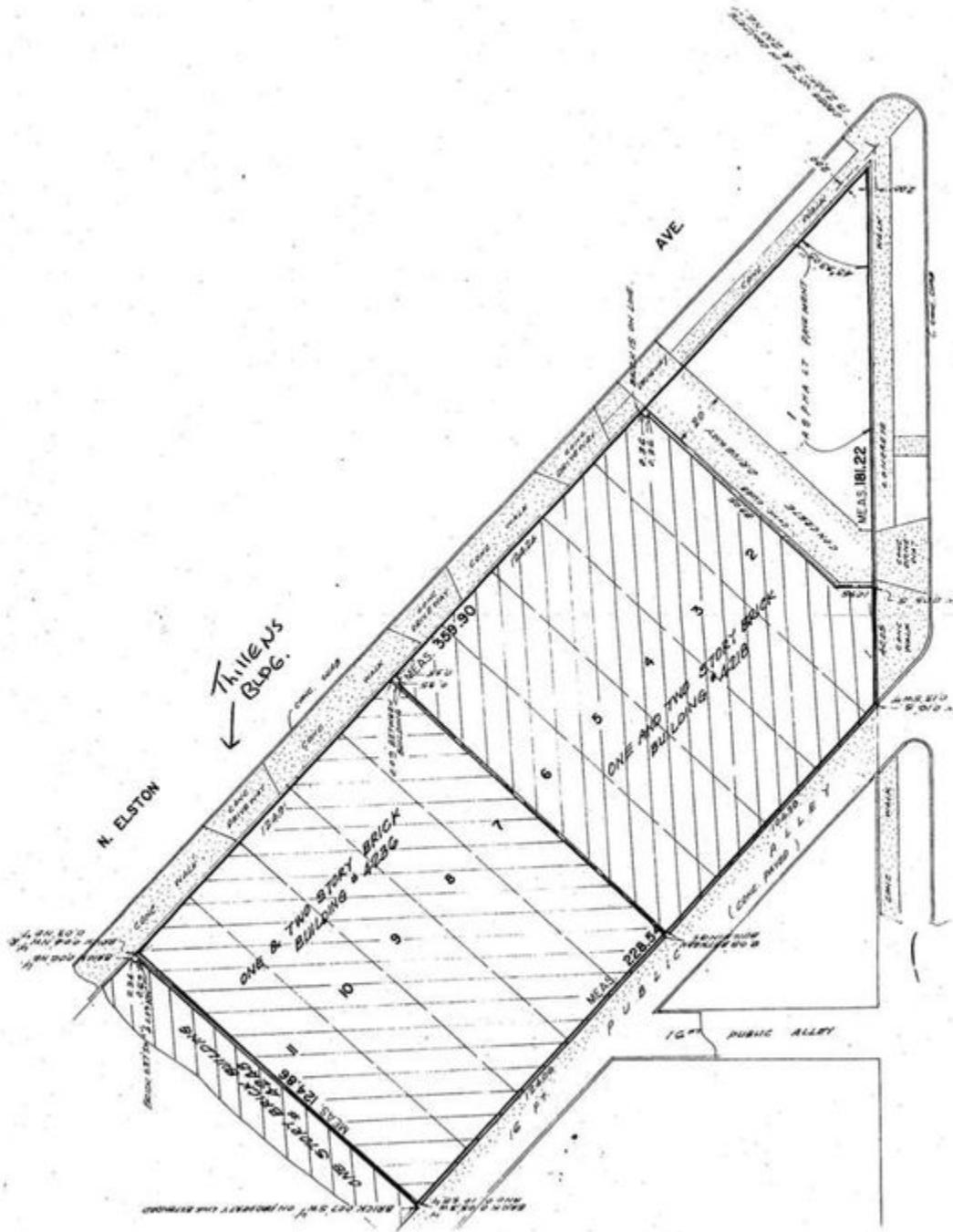
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PLAT OF SURVEY

OF LOT 16 IN BLOCK 16 IN THE SUBDIVISION OF BLOCKS 1 TO 31 IN W. B. WALKERS ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
ADDRESS: 4252 N. ELSTON AVENUE, CHICAGO, ILLINOIS



TO: VICTORIA PEREZ
PROFESSIONAL NATIONAL TITLE NETWORK, INC.
THIS IS TO CERTIFY THAT WE, REFERRED SURVEY, INC., ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION NO. 116 HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THAT PROPERTY AND THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
GIVEN UNDER OUR HAND AND SEAL AT GLEN ELLEN, ILLINOIS, THIS 15TH DAY OF AUGUST, A.D. 2000
ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION #116
P.S.I. NO. 007985 FLD CHEV MB/JC
P.S.T.N. 3022286 DRAFTSMAN VW



REFERRED SURVEY, INC.
1 Broad/Building #4, Suite 305/305a, Elgin, IL 60120
tel 830-799-5451 / Fax 830-858-8517

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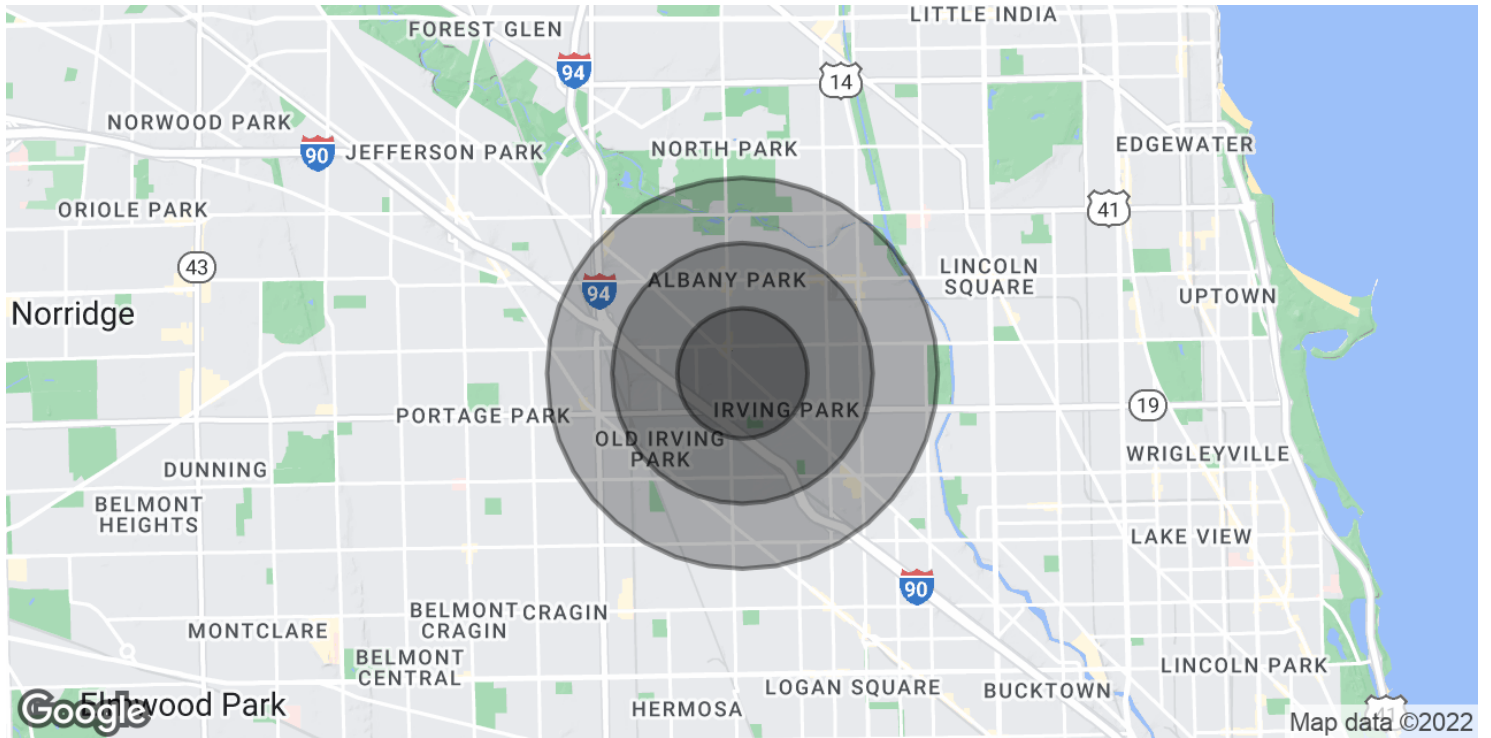
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POPULATION

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population | 17,502 | 66,283 | 134,174 |
| Average Age | 33.4 | 32.9 | 32.9 |
| Average Age (Male) | 33.3 | 32.9 | 32.8 |
| Average Age (Female) | 33.6 | 33.1 | 33.2 |

HOUSEHOLDS & INCOME

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 6,295 | 22,636 | 45,866 |
| # of Persons per HH | 2.8 | 2.9 | 2.9 |
| Average HH Income | \$58,717 | \$63,350 | \$64,187 |
| Average House Value | \$352,771 | \$381,508 | \$376,570 |

* Demographic data derived from 2020 ACS - US Census