



555 BURNHAM AVENUE - OPPORTUNITY ZONE PROPERTY

555 BURNHAM AVENUE
CALUMET CITY, IL 60409

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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	1.79 Acres
Building Size:	26,510 SF
Market:	Chicago
Submarket:	Calumet City
Price / SF:	\$56.58

PROPERTY OVERVIEW

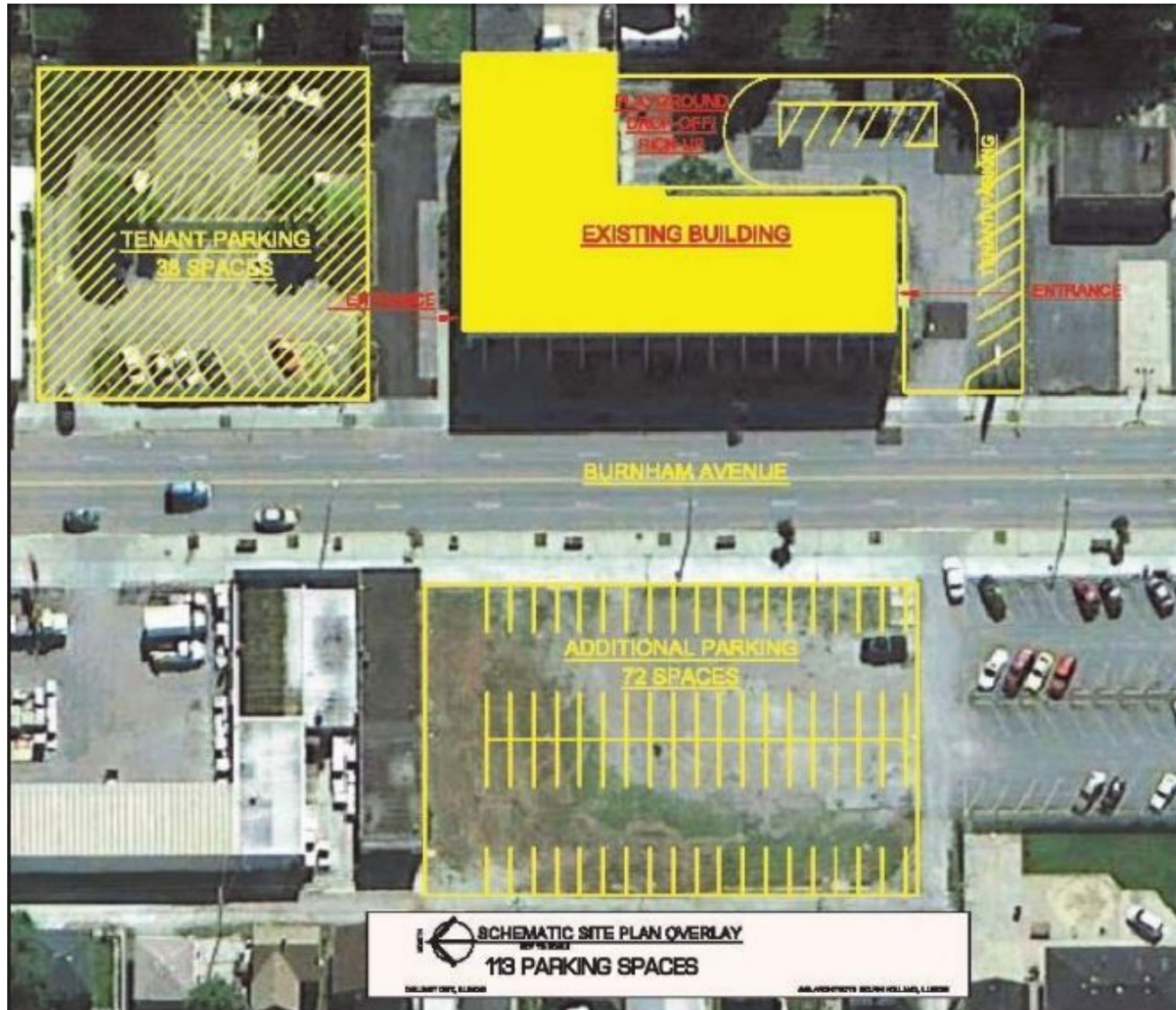
SVN Chicago Commercial is please to present for sale 555 Burnham Ave. Calumet City, Cook County, Illinois. The property is a free standing approx. 26,510 SF vacant office building that formerly was a BMO Harris Bank facility. The building is 2 stories and has an improved basement area. There are two parking areas for the property. One is adjacent to the building with 46 spaces and the other is across the street which could be 72 spaces. The property having been a former major bank branch features extensive build out office suites. This property can be redevelopment for use as a medical facility, education center, or corporate headquarters or opened as a bank facility.

The property sits in the new Opportunity Zone for Calumet City which could allow for some capital gains benefits [consult your CPA for IRS rules]. The property had a class 8 status that can be reactivated. The property is also available for lease.

PROPERTY HIGHLIGHTS

- Large freestanding office building of 26,510 SF
- Elevator Building
- Ample parking with an adjacent lot and across the street lot.
- Full basement with kitchen and office areas.
- Property is in Calumet City's new Opportunity Zone
- Property was under Class 8 status

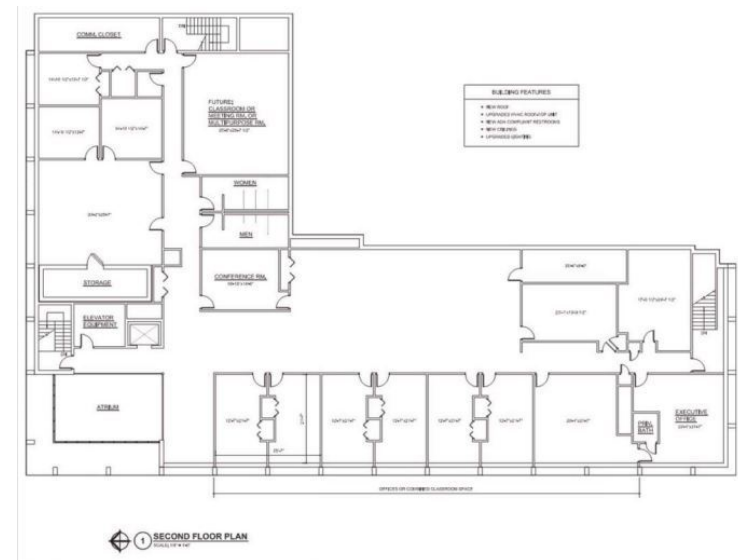
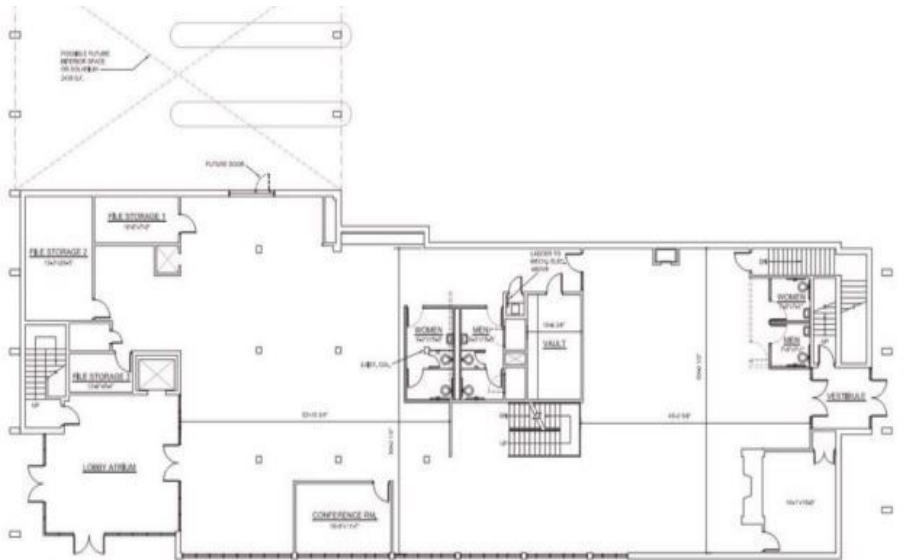
Subject Property



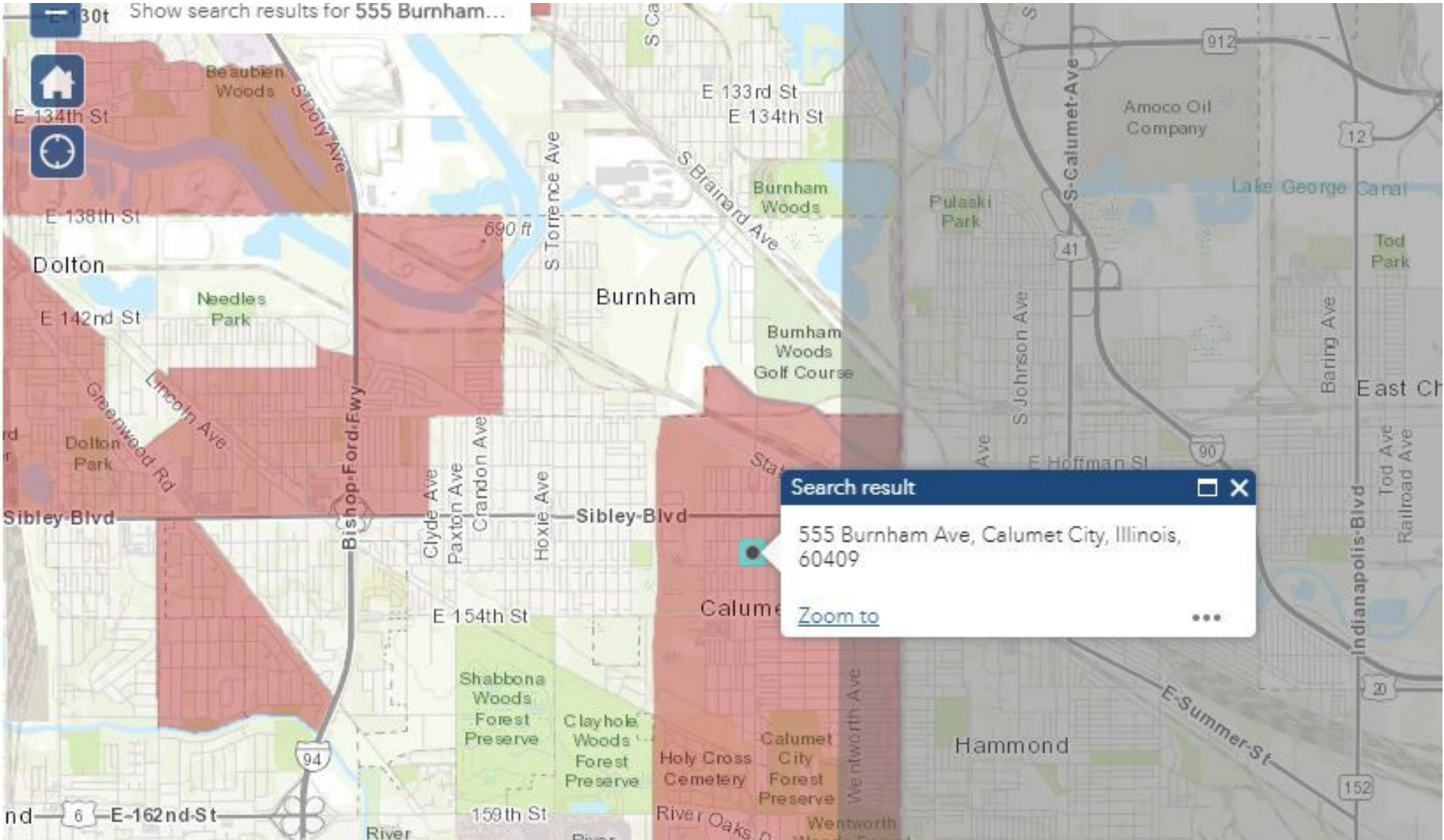
Interior Photos



Interior Photos & Floor Plan



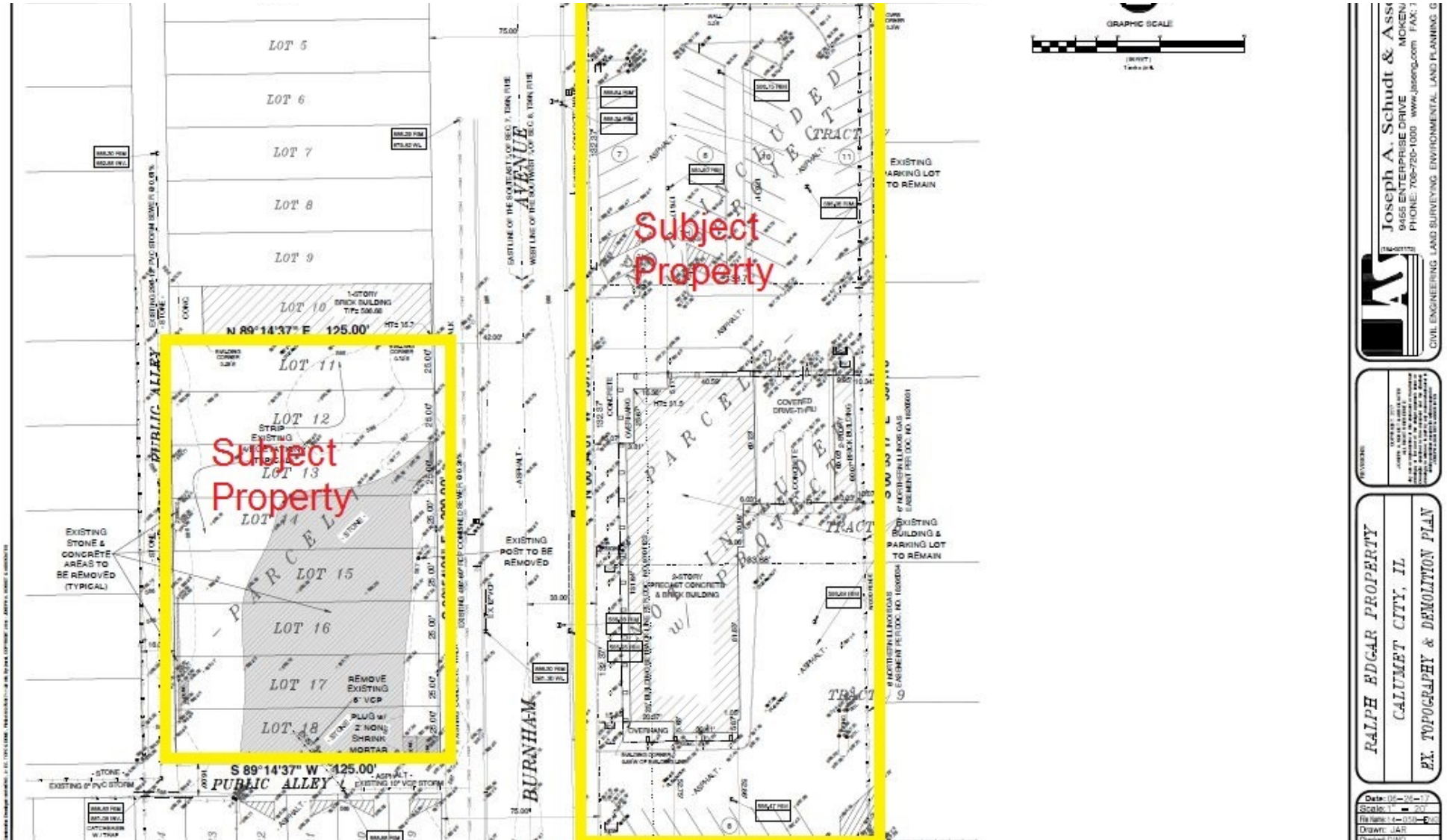
Oppurtunity Zone Map



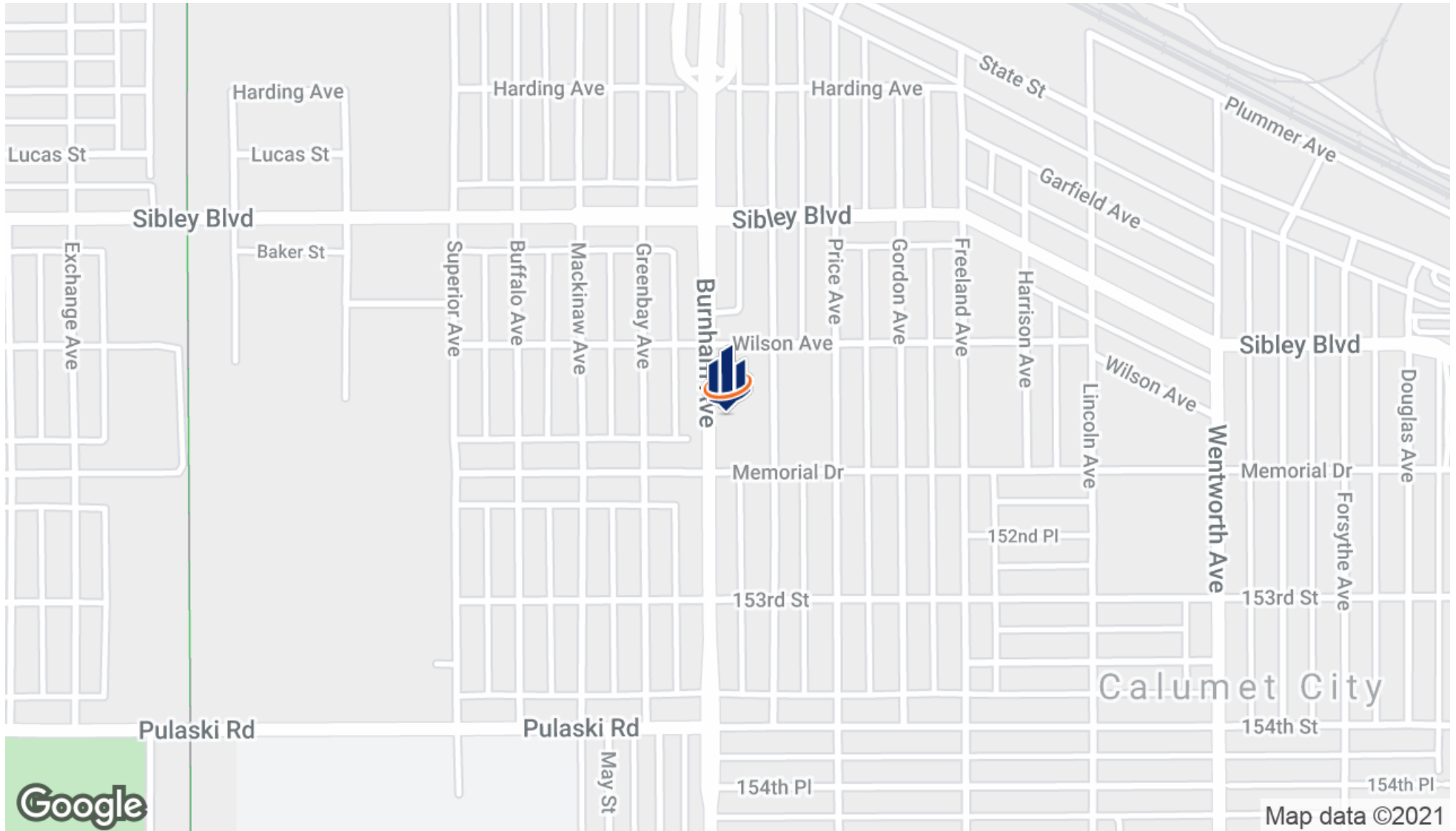
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Alta Survey



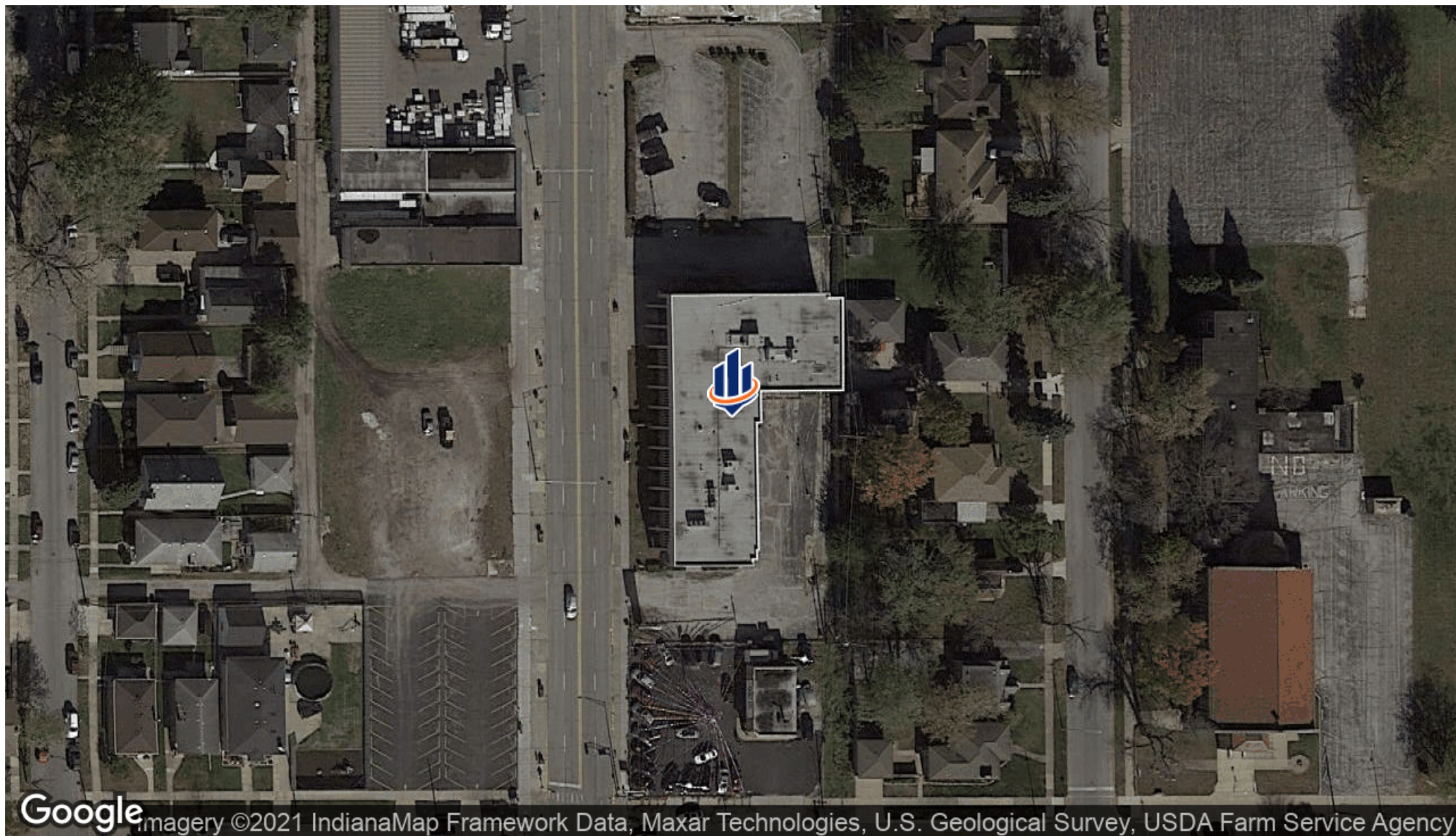
Location Maps



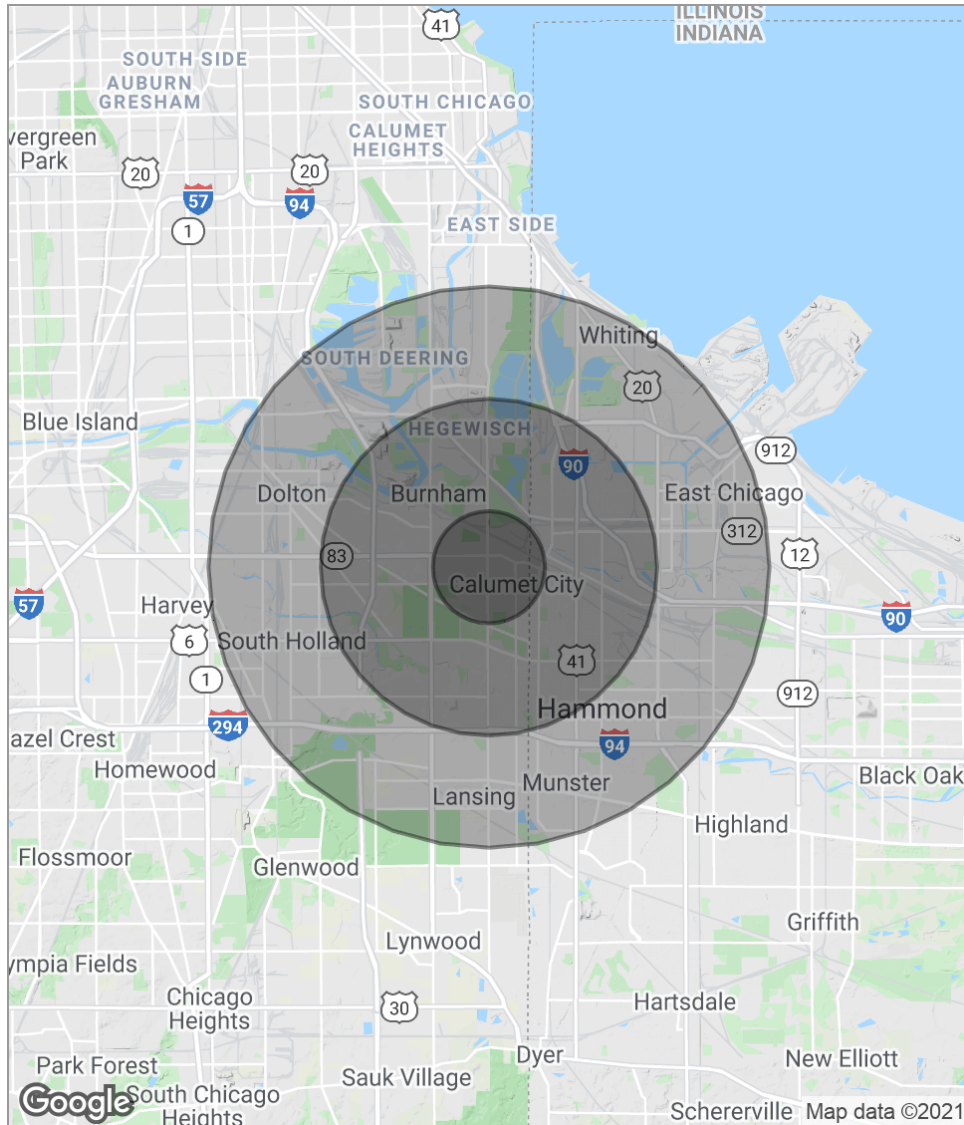
Location Maps



Aerial Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,175	107,080	257,259
Median age	33.3	33.8	34.8
Median age (Male)	30.7	32.5	32.9
Median age (Female)	35.8	35.2	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,208	39,968	93,809
# of persons per HH	2.9	2.7	2.7
Average HH income	\$53,724	\$48,962	\$53,877
Average house value	\$134,126	\$127,003	\$141,712

* Demographic data derived from 2010 US Census

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