

# 4153-59 Main Street

SKOKIE, IL



## OFFERING MEMORANDUM

**KELLER WILLIAMS REALTY PARTNERS**  
700 Busse Highway  
Park Ridge, IL 60068

*PRESENTED BY:*

**DAVID PIOTROWSKI**  
Senior Commercial Broker  
O: 773.349.4337  
C: 847.630.0868  
dpiotrowski@kw.com  
IL #475.155906

# Confidentiality & Disclaimer

SKOKIE, IL

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



4153-59 MAIN STREET

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# PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$499,000
<b>NUMBER OF UNITS:</b>	3
<b>CAP RATE:</b>	0.0%
<b>NOI:</b>	\$0
<b>AVAILABLE SF:</b>	910 - 6,285 SF
<b>LOT SIZE:</b>	0.297 Acres
<b>BUILDING SIZE:</b>	6,285 SF
<b>RENOVATED:</b>	2019
<b>MARKET:</b>	Skokie
<b>PRICE / SF:</b>	\$79.40

## PROPERTY OVERVIEW

Keller Williams Commercial is pleased to bring to market a large 6,285 Single Tenant Office building. Property sit on 4 PINs and can be split into 3 units if needed. Building consists of 15 work spaces, 10 private offices, 4 bathrooms, 3 conference rooms, 2 executive suites. The property consists of 3 buildings all connected and has enough parking for 17 vehicles as well as on street parking.

## PROPERTY HIGHLIGHTS

- Ample Parking
- Taxes are being appealed
- Can Be Split
- Vacant - Former Insurance office

# Property Description



## PROPERTY OVERVIEW

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## LOCATION OVERVIEW

### Great Location

The Village of Skokie, Illinois, located 16 miles northwest of downtown Chicago and 12 miles east of O'Hare International Airport, provides high-quality government services to the over 64,000 residents, 24,000 households and 2,400 businesses that call Skokie their home. Accessibility to transportation is a key advantage in Skokie, with the Edens Expressway (Interstate 94) spanning the community's western edge, seven Chicago Transit Authority and 10 Pace suburban bus lines and the CTA's Skokie Swift rail line offering numerous options for public transportation.

Glass building behind flowers

Bordering Villages

Skokie covers 10 square miles of land and is bordered by the Villages of Glenview and Wilmette to the north, the Village of Lincolnwood and the City of Chicago (West Rogers Park and Edgebrook neighborhoods) on the south, the Villages of Morton Grove and Niles on the west and the City of Evanston on the east.

### Unique Attributes

Weekly Snow Plowing are some of the many unique Village programs that enhance Skokie residents' quality of life.

Superior municipal services together with the nationally acclaimed Skokie Park District, superb Skokie Public Library, and preeminent North Shore Center for the Performing Arts in Skokie, exceptional Skokie Northshore Sculpture Park and outstanding school districts make Skokie an excellent place to live.

### Hometown Award

The Village is a recipient of a Governor's Hometown Award and has received "All America City" finalist distinction from the National Civic League.

### Fast Growth

Money magazine named Skokie among the 80 fastest-growing suburbs in the entire nation. Chicago magazine continues to rank Skokie near the top in its suburban livability rating, praising the Village's:

Entertainment Options

Municipal Services

Parks

Schools

Municipal Services

The Village Board is committed to providing superior municipal services while holding the line on property taxes. In 1991, the Village Board

# Property Details

## SALE PRICE

**\$499,000**

## LOCATION INFORMATION

Building Name	4153-59 Main Street
Street Address	4153 main St
City, State, Zip	Skokie, IL 60076
County/Township	Cook
Market	Skokie

## BUILDING INFORMATION

Building Size	6,285 SF
NOI	\$0
Cap Rate	0.0%
Price / SF	\$79.40
Year Built	1974
Last Renovated	2019
Building Class	B
Occupancy %	100%
Tenancy	Single
Number Of Floors	1
Load Factor	Yes

## PROPERTY DETAILS

Property Type	Retail/Office
Property Subtype	Office Building
Lot Size	0.297 Acres
APN#	10-22-404-001/002/003/004

4153-59 MAIN STREET

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# LOCATION INFORMATION

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REGIONAL MAP

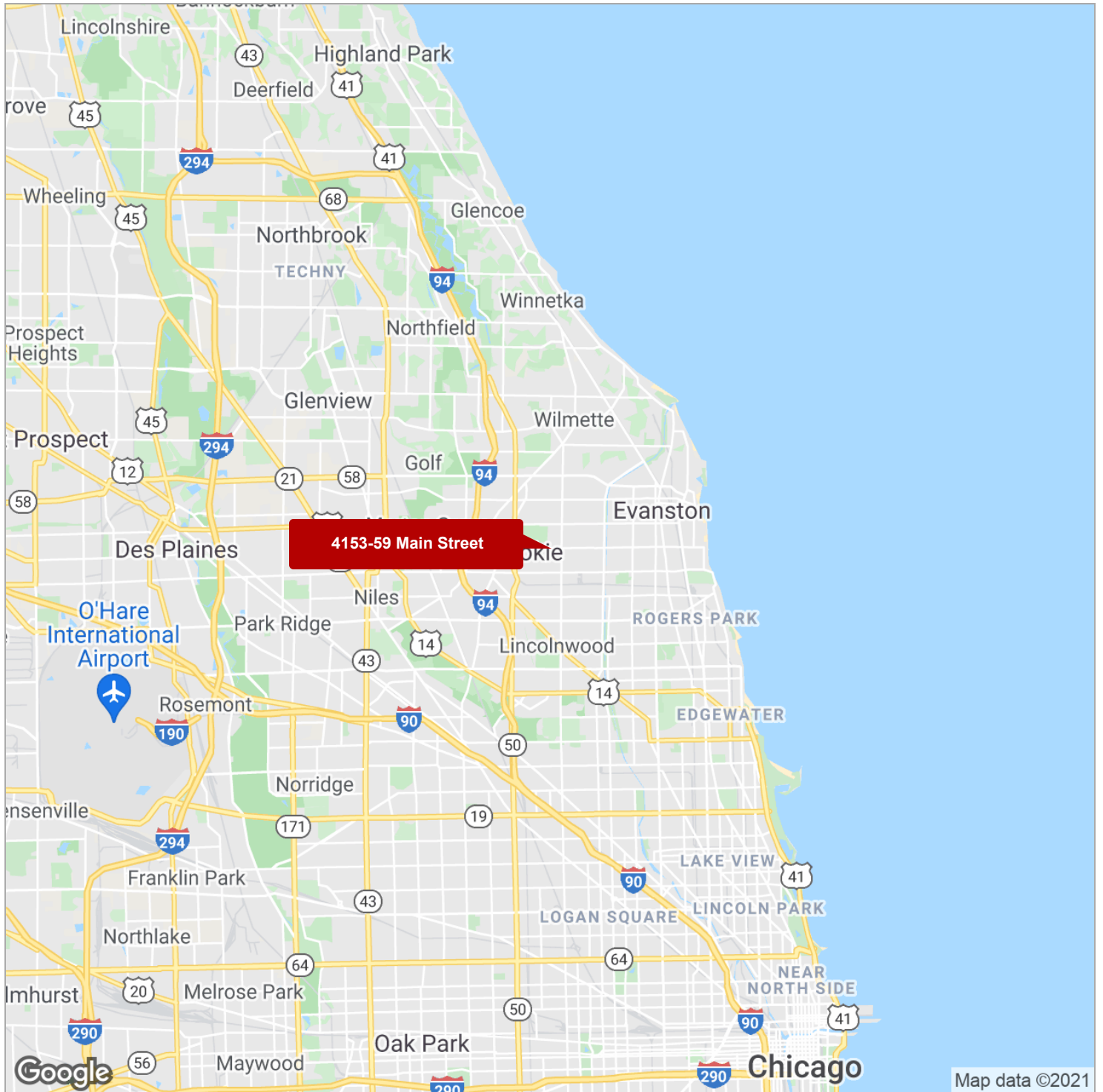
LOCATION MAPS

AERIAL MAP

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

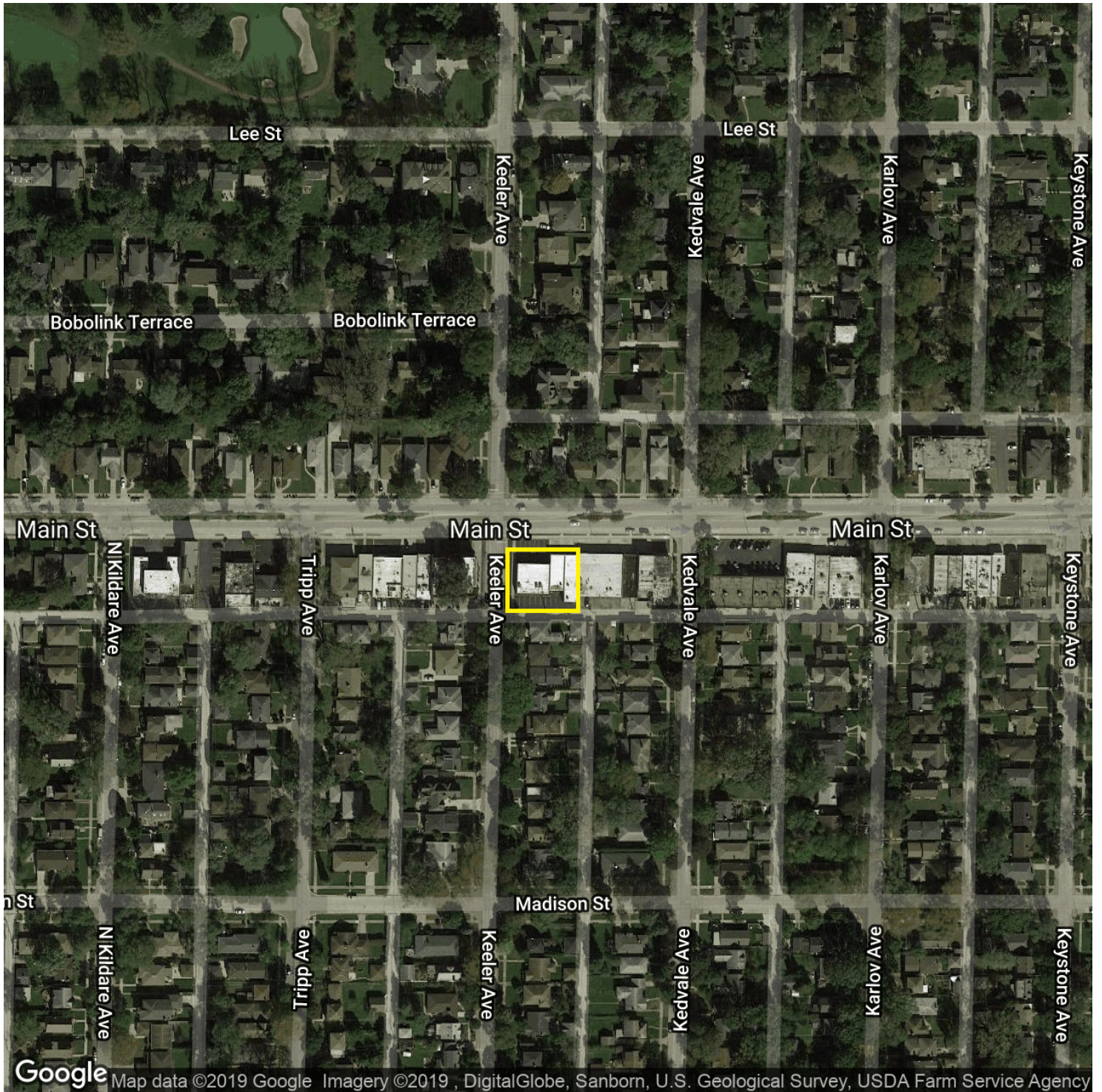
# Regional Map



# Location Maps



# Aerial Map



# Additional Photos



# Additional Photos



4153-59 MAIN STREET

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# SALE COMPARABLES

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SALE COMPS

SALE COMPS SUMMARY

SALE COMPS MAP

# Sale Comps



**★ Subject Property**

4153 main St | Skokie, IL 60076

**Sale Price:** \$499,000      **Lot Size:** 0.297 Acres  
**Year Built:** 1974      **Building SF:** 6,285 SF  
**Price PSF:** \$79.40



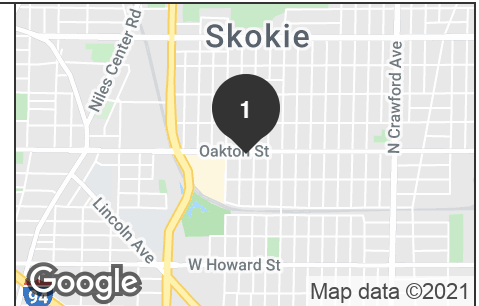
Keller Williams Commercial is pleased to bring to market a large 6,285 Single Tenant Office building. Property sit on 4 PINs and can be split into 3 units if needed. Building consists of 15 work spaces, 10 private offices, 4 bathrooms, 3 conference rooms, 2 executive suites. The property consists of 3 buildings all connected and has enough parking for 17 vehicles as well as on street parking.



**1 4517 Oakton St**

Skokie, IL 60076

**Sale Price:** \$225,000      **Lot Size:** 0.07 Acres  
**Year Built:** 1978      **Building SF:** 2,100 SF  
**Price PSF:** \$107.14      **Closed:** 08/21/2018  
**Occupancy:** 100%



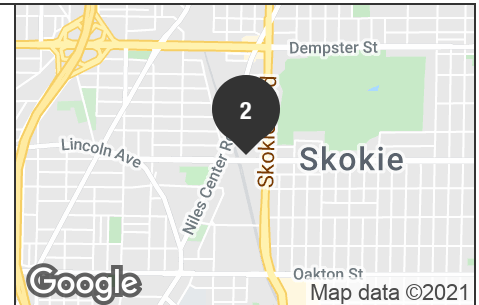
Turn-key free-standing store. Completely renovated and reconstructed to meet current ADA, occupancy and fire codes with new insulated front glass doors, new roof and sub-roof insulation, new electrical, new plumbing, 2 new bathrooms, tuckpointed exterior, new parking pad, new zoned CAC & ductwork, new oversized garage door. Featuring exposed wood and iron beams, concrete floors and 2 exterior car loading off alley, plus outdoor storage attached to building. Conveniently located on attractive Oakton Street near IL Science & Tech Park, Ogden Community College, Yellow Line L and Skokie Blvd.



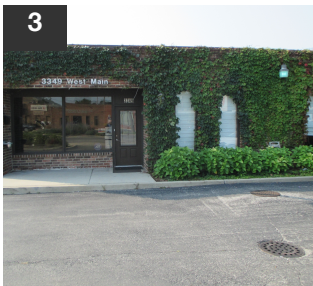
**2 4840 Main St**

Skokie, IL 60077

**Sale Price:** \$270,000      **Lot Size:** 0.13 Acres  
**Year Built:** 1966      **Building SF:** 3,270 SF  
**Price PSF:** \$82.57      **Closed:** 05/23/2018



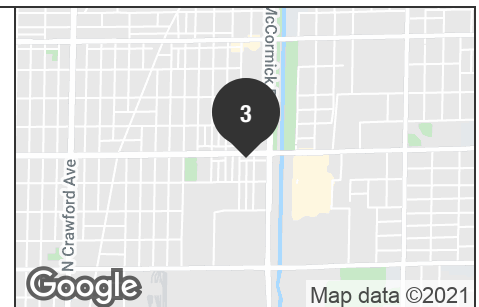
VERSATILE COMMERCIAL BLDG. CURRENTLY OFFICE/WAREHOUSE. COULD BE RETAIL, MEDICAL, OFFICE. 4375 SF WITH 12 FT CEILING. 700 SF OFFICE, EXTERIOR DOCK IN REAR. 6 CAR PARKING IN FRONT.



**3 3349 Main Street**


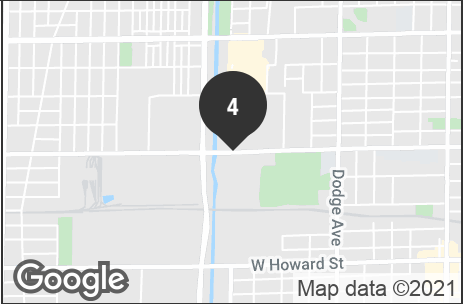
Skokie, IL 60076

**Sale Price:** \$540,000      **Lot Size:** 0.29 Acres  
**Building SF:** 4,000 SF      **Price PSF:** \$135.00  
**Closed:** 03/25/2019      **Occupancy:** 0%





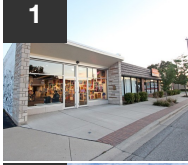

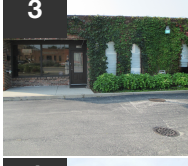

Huge Price Reduction!!! fully rehabbed office property, located on Main St in Skokie, IL. Conveniently located only two blocks from McCormick Boulevard, the property consists of approx. 4,000 SF of office space on 1 1/2 levels with 13 on-site parking spaces. The existing plan features include reception area, conference rooms, private offices, bathrooms, billing and back office areas, along with two exterior dock doors and an overhead door. Substantially upgraded finishes include wood & tile floors, new kitchen, new bathrooms, both with high end finishes, along with substantial built in cabinetry and office

# Sale Comps

4		<p><b>2624 Oakton St</b> Skokie, IL 60076</p> <p><b>Sale Price:</b> \$200,000      <b>Lot Size:</b> 0.077 Acres</p> <p><b>Building SF:</b> 1,450 SF      <b>Price PSF:</b> \$137.93</p> <p><b>Closed:</b> 06/04/2018</p>	
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Opportunity Knocks!! Build New or Renew! Corner Property Consists of Two Parcels. Land and Building in Great Location Surrounded by High Density Industrial and Office Buildings With Frontage On High Volume Traffic Oakton Street. Classic Corner Eatery Existing Breakfast and Lunch Diner Business Can Possibly be Acquired and Has Been a Local Favorite for Over 50 Years. Turn-Key Ready But Could Use a Fresh Remodel and Updating. Table and Counter Seating for Over 50 Customers. Price Includes Land, Building, All Restaurant Trade Fixtures & Equipment Excluding Leased Equipment, Two Bathrooms

# Sale Comps Summary

SUBJECT PROPERTY		PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	
		<b>4153-59 Main Street</b> 4153 main St Skokie, IL 60076	\$499,000	6,285 SF	\$79.40	0.0%	3
SALE COMPS		PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
<b>1</b>		<b>4517 Oakton St</b> Skokie, IL 60076	\$225,000	2,100 SF	\$107.14	-	1 08/21/2018
<b>2</b>		<b>4840 Main St</b> Skokie, IL 60077	\$270,000	3,270 SF	\$82.57	-	1 05/23/2018
<b>3</b>		<b>3349 Main Street</b> Skokie, IL 60076	\$540,000	4,000 SF	\$135.00	-	0 03/25/2019
<b>4</b>		<b>2624 Oakton St</b> Skokie, IL 60076	\$200,000	1,450 SF	\$137.93	-	1 06/04/2018
		<b>Totals/Averages</b>	<b>\$308,750</b>	<b>2,705 SF</b>	<b>\$114.14</b>	<b>-</b>	<b>1</b>

# Sale Comps Map



 **SUBJECT PROPERTY**  
 4153 main St | Skokie, IL 60076



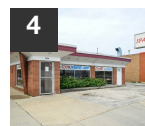
**1 4517 OAKTON ST**  
 Skokie, IL  
 60076



**2 4840 MAIN ST**  
 Skokie, IL  
 60077



**3 3349 MAIN STREET**  
 Skokie, IL  
 60076



**4 2624 OAKTON ST**  
 Skokie, IL  
 60076

4153-59 MAIN STREET

# RENT COMPARABLES

4

RENT COMPS

RENT COMPS SUMMARY

RENT COMPS MAP

# Rent Comps



**★ Subject Property**

4153 main St | Skokie, IL 60076

**Lease Rate:** \$18.00 SF/yr (Gross)    **Lease Type:** Gross  
**Space Size:** 910 - 6,285 SF    **Year Built:** 1974  
**Lot Size:** 0.297 Acres    **No. Units:** 3



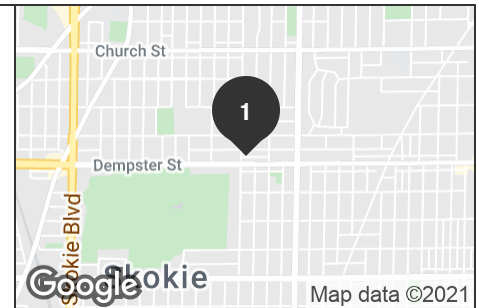
Keller Williams Commercial is pleased to bring to market a large 6,285 Single Tenant Office building. Property sit on 4 PINs and can be split into 3 units if needed. Building consists of 15 work spaces, 10 private offices, 4 bathrooms, 3 conference rooms, 2 executive suites. The property consists of 3 buildings all connected and has enough parking for 17 vehicles as well as on street parking.



**1 4150 Dempster St**

Skokie, IL 60076

**Lease Rate:** \$13.50 SF/year    **Lease Type:** NNN  
**Space Size:** SF    **Year Built:** 1989  
**Bldg Size:** 13,200 SF    **Lot Size:** 0.832 Acres



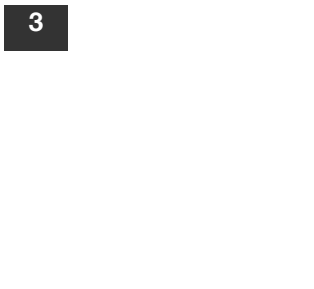
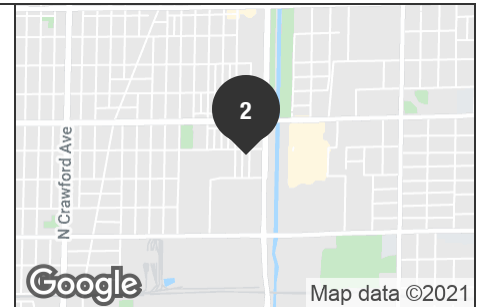
Ideal for medical users such as Optometrist, Audiology, Financial Services, Insurance, Attorney, Accountant. Unit 4150-4154; 4992rsf; May be divisible. Large Open Area, two restrooms, storage area, loading area. Over 100 feet of retail frontage.



**2 8244 Christiana**

8244 Chistiana | Skokie, IL 60076

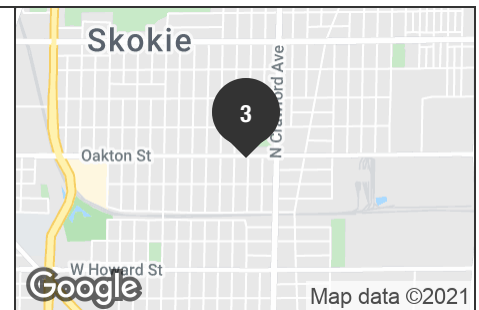
**Lease Rate:** \$14.30 SF/year    **Lease Type:** Modified Gross  
**Space Size:** 2,100 SF    **Year Built:** 1950  
**Bldg Size:** 2,500 SF    **Lot Size:** 0 Acres  
**Lease Term:** 36 months    **No. Units:** 2






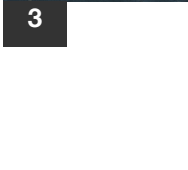
**3 7954 Karlov Ave**

Skokie, IL 60076

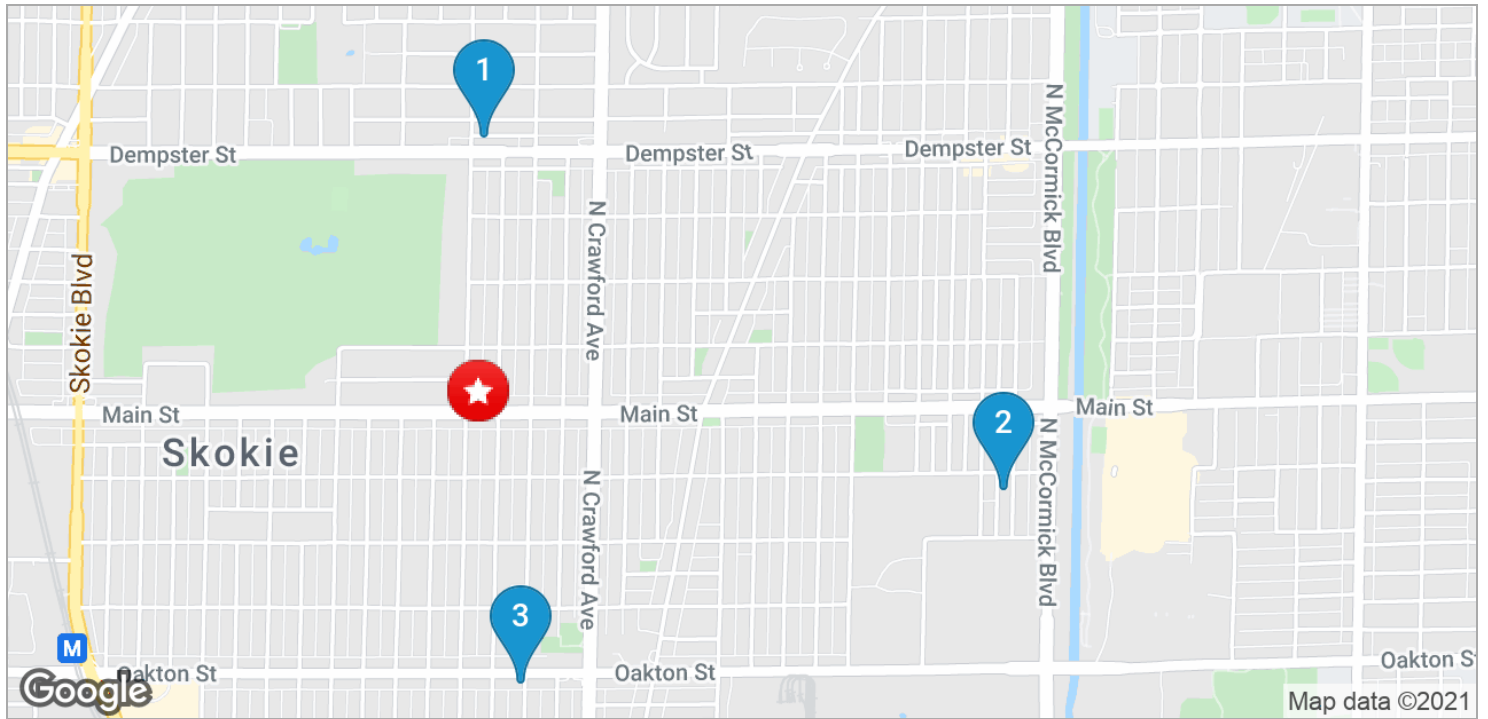
**Lease Rate:** \$15.58 SF/year    **Lease Type:** Modified Gross  
**Space Size:** 924 SF    **Year Built:** 1968  
**Bldg Size:** 5,500 SF    **Lot Size:** 6,266 SF  
**Lease Term:** 24 months    **No. Units:** 4



# Rent Comps Summary


★	SUBJECT PROPERTY	PRICE	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	<b>4153-59 Main Street</b> 4153 main St Skokie, IL 60076	\$18.00 SF/yr (Gross)	910 - 6,285 SF	6,285 SF	3	100.0%
	RENT COMPS	PRICE	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
1 	<b>4150 Dempster St</b> Skokie, IL 60076	\$13.50 SF/year	-	13,200 SF	-	-
2 	<b>8244 Christiana</b> 8244 Chistiana Skokie, IL 60076	\$14.30 SF/year	2,100 SF	2,500 SF	2	-
3 	<b>7954 Karlov Ave</b> Skokie, IL 60076	\$15.58 SF/year	924 SF	5,500 SF	4	-
	<b>Totals/Averages</b>	<b>\$14.46</b>	<b>1,512 SF</b>	<b>7,067 SF</b>	<b>3</b>	<b>0%</b>

# Rent Comps Map




 **SUBJECT PROPERTY**  
4153 main St | Skokie, IL 60076

**1** **4150 DEMPSTER ST**  
Skokie, IL  
60076



**2** **8244 CHRISTIANA**  
8244 Chistiana  
Skokie, IL 60076



**3** **7954 KARLOV AVE**  
Skokie, IL  
60076

4153-59 MAIN STREET

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# DEMOGRAPHICS

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DEMOGRAPHICS MAP

# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total population	24,058	82,342	188,255
Median age	41.6	42.2	42.0
Median age (male)	40.3	40.0	39.9
Median age (Female)	41.8	43.7	43.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	7,968	28,557	66,970
# of persons per HH	3.0	2.9	2.8
Average HH income	\$89,252	\$92,861	\$98,740
Average house value	\$393,819	\$418,638	\$444,036

\* Demographic data derived from 2010 US Census

4153-59 MAIN STREET

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**OUR COMPANY**

**6**

4153-59 MAIN STREET

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# ADVISOR BIOS

# 7

WHY KW

ADVISOR BIO & CONTACT 1

ADDITIONAL PHOTOS

## Why KW

# WHY

## Hire KW Commercial for Office:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers

Location, speed to market and economic performance are just as important to me as they are to my clients. Whether you're an investor, landlord or tenant, I provide local market knowledge with national and international exposure to assist buyers in making informed decisions that benefit your bottom line.

My Office core client services include:

- Tenant representation
- Landlord representation
- Buyer representation
- Seller representation



# ABOUT

## KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is "to build commercial careers worth having, businesses worth owning and lives worth living."** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.

# Advisor Bio & Contact 1

## DAVID PIOTROWSKI

Senior Commercial Broker

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700 Busse Highway  
Park Ridge, IL 60068  
T 773.349.4337  
C 847.630.0868  
dpiotrowski@kw.com  
IL #475.155906

## PROFESSIONAL BACKGROUND

David Piotrowski joined Keller Williams Realty Partners in 2018, later that same year joined KW Commercial, a division of Keller Williams Realty Partners. As part of KW Commercial David works with all types of commercial transactions including: acquisition, disposition, leasing and tenant representation. In today's ever-changing investment real estate market, David believes that it is imperative to be flexible and forward-thinking, and to work diligently and intelligently to consistently produce success. David's record demonstrates his ability to succeed and achieve extraordinary results for his clients under the most challenging of market conditions, through every cycle. His steadiness places him in an elite group of investment professionals who achieve optimal results for their clients through relationships with the largest pool of qualified investors available.

David's first foray into investing was helping his parents work on their apartment building which they exchanged into a Motel in Wisconsin. Then at the age of 24, purchased himself an apartment building and worked diligently to increase its value. David saw the worth in what he had done. He decided to educate himself more about real estate investing, and earned his Real Estate License in 2012. Next, he went to work with a national real estate company to help other investors in the multi-family space.

Since then, he has helped in leasing apartments, retail and office space. As well as, helping investors buy and/or sell apartments, office and retail properties in Illinois and Wisconsin. The most important duty for David is making sure investors are getting the most value out of their properties like he did.

## MEMBERSHIPS & AFFILIATIONS

2021 – Licensed in the State Wisconsin as a Real Estate Sales person.  
2021 - Member Chicago Association of Realtors as well as a member for the Commercial Forum which is part of CAR.  
2020 - Joined the Commercial Alliance Committee in 2020 as a Director with Mainstreet Organization of REALTORS®.  
2019 - Managing Director of the Commercial Division and sits on the Agent Leadership Console(ALC) in the Market Center(MC)  
2019 - Joined KW Commercial a Division of Keller Williams Realty Partners.  
2018 – Joined Keller Williams Realty Partners.  
2013 - Member of Mainstreet Organization of REALTORS®.  
2011 – Licensed in the State of Illinois as Real Estate Broker.



## Additional Photos

