

4017 W. Ogden Ave, Chicago, IL 60632

Offering Memorandum



Anthony Conforti

Broker
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CRER

Chicago Real Estate Resources, Inc.

800 W. Diversey Pky, Chicago IL 60614 (773) 327-9300 www.crer.com



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PROPERTY DETAILS

<u>PRICE:</u> \$459,000	<u>PRICE:</u> 16-27-212-001-0000	<u>ZONING:</u> M1-2	<u>LOT SIZE:</u> 35' x 125' (4,375 Sq. Ft.)	<u>BUILDING SIZE:</u> Approx. 6,000 Sq. Ft.
<u>TAXES:</u> Exempt	<u>WARD:</u> 22nd	<u>ALDERMAN:</u> Michael D Rodriquez	<u>TIF:</u> Located in a TIF Zone	

PROPERTY DESCRIPTION

Approximately 6,000 Sq. Ft. retail space located in the North Lawndale, Ogden, and Pulaski Corridor. Close to public transit and tons of exposure via high traffic counts on Ogden Ave. Formerly a Rehabilitation Center, the entire building has gone through extensive remodeling (including bathrooms and room count). New windows, roof, metal porches/air cases, commercial kitchen, fully finished basement. A blank canvas awaiting a future owner's ideas.



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AERIAL VIEW



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PROPERTY PHOTOS



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 Total Population	49,871	311,829	921,468
2026 Population	47,179	301,529	897,083
Pop Growth 2021-2026	(5.40%)	(3.30%)	(2.65%)
Average Age	33	34	35
2021 Total Households	13,359	85,794	302,899
HH Growth 2021-2026	(6.37%)	(4.11%)	(2.86%)
Median Household Inc	\$34,761	\$40,016	\$57,202
Avg Household Size	3.50	3.30	2.90
2021 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$160,281	\$180,977	\$252,122
Median Year Built	1946	1947	1948



TRANSPORTATION

TRANSIT / SUBWAY

	Pulaski Station (Pink Line)	4 min walk	0.2 mi
	Central Park Station (Pink Line)	10 min walk	0.5mi
	Kostner Station (Pink Line)	10 min walk	0.5 mi

COMMUTER RAIL

	Cicero Station Commuter Rail (Burlington Northern–Santa Fe Railway Line)	3 min drive	1.3 mi
	Western Avenue Station (BNSF) Commuter Rail (Burlington Northern–Santa Fe Railway Line)	5 min drive	2.5 mi

AIRPORT

	Chicago O‘Hare International Airport	30 min drive	17.3 mi
	Chicago Midway International Airport	11 min drive	5.4 mi

ABOUT ANTHONY



Anthony Conforti
Broker

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As a lifetime resident of Chicagoland, Anthony has always taken an interest in real estate. From an early age, Anthony began working in his family real estate business. Working alongside his father and mentor, he gained invaluable knowledge and insight into the business. During this time he learned about everything from construction and remodeling to property management and investment strategies. This foundation led the way for his passion for real estate.

After attending college, Anthony knew that real estate was meant for him. In 2011 he earned his real estate license and hit the ground running. He began working with buyers and engaging in property management. Anthony developed an intimate understanding of the real estate transaction and the importance of client relationships. After gaining knowledge and experience, Anthony adapted to an ever changing market and began working with sellers and investors. His understanding of the market and ability to find off-market and distressed properties make him an asset to first time home buyers and seasoned investors alike.

Anthony is knowledgeable in all facets of real estate and continues to hone his skills. Himself an investor in real estate, Anthony understands the importance of finding the best deal for his client and exhausts all resources to do so. Anthony takes pride in providing the best possible service to all of his clients, and his attention to detail proves to be an invaluable quality time and time again. Anthony looks at a business relationship more like a partnership that will last a lifetime.

In his free time, Anthony enjoys traveling, playing golf and hockey, and finding new restaurants around the city. If you are interested in any of Anthony's services, contact him today.



ABOUT CRER

Chicago Real Estate Resources (CRER) is a full-service, boutique commercial real estate firm devoted to providing exceptional service for your every real estate need. From new regulations to emerging technologies, the commercial real estate market is constantly changing. It’s our job to simplify that complexity and empower you with clear information so you can make the best decisions for your own portfolio. Founded in 2004 by Chicago real estate veteran Eric Janssen, Chicago Real Estate Resources specializes in a multitude of services including investment real estate sales and leasing, tenant representation, property management and receivership services.

CRER is partnered with TCN Worldwide, a consortium of independent commercial real estate firms serving more than 200 markets worldwide. The national platform provides the opportunity for our brokers to directly market our assignments to a much larger audience which is very beneficial to our clients.



TCN Worldwide, provides complete integrated real estate solutions locally and internationally. An extensive range of real estate services coupled with a personal commitment to exceed expectations is what allows TCN Worldwide to be a leader in this competitive industry. Comprised of leading independent brokerage firms, TCN combines an entrepreneurial approach with years of local experience. TCN’s more than 1,500 brokers have a well-earned reputation for providing straightforward expert advice.

Company Achievements

- 96% Satisfaction rate among our clients
- 16 Years - Average CRER broker experience
- 30% of CRER brokers are CCIM designees
- \$2.5 Billion sold by CRER brokers
- 75% of CRER listings sell within 90 days
- 17 Years of continuous company growth

Company Mission

CRER is dedicated to providing the finest commercial real estate services; maintaining a reputation for honesty and ethical behavior, and keeping the client’s needs as the top priority.

Our goal is to consistently exceed your expectations and facilitate a lucrative transaction. We value the long-term alliances we have forged with our clients, and the strong business results they have achieved.

Professional Associations



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