

5097 N. Elston Ave., Chicago, IL

\$1,900,000



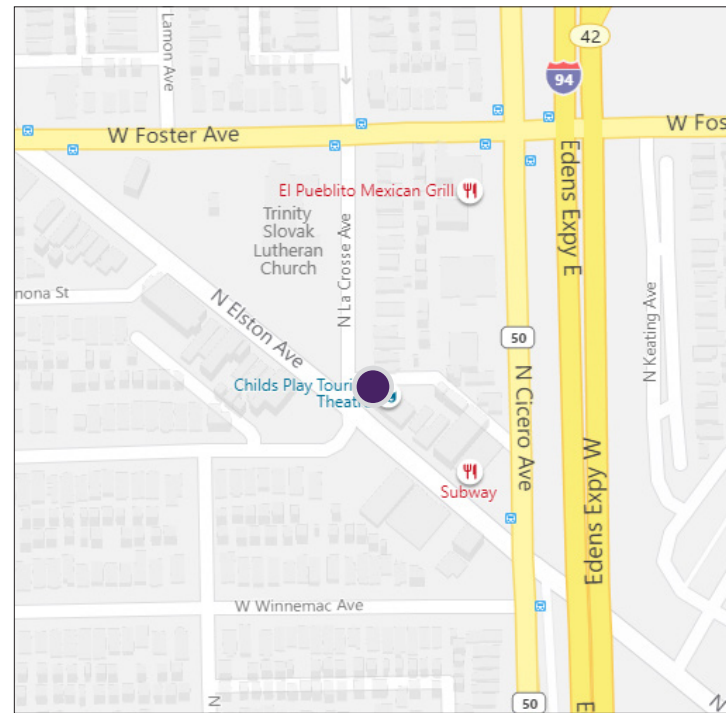
Property Highlights

- LaCrosse Elston Professional Center
-Three-story office building with lower level
- Scheduled annual rent: \$327,097
- Potential to rehab or redevelop
- Value-add opportunity with below market rents and short-term leases
- Substantial frontage on Elston with excellent visibility
- Several long-term tenants
- Parking for 14 vehicles
- Easy access to the Kennedy Expressway, CTA and Metra
- Land area: 10,942 SF
- Zoning: B3-1
- Taxes (2024): \$54,446.35

Property Overview

Located just west of the intersection at Elston and Cicero Avenues, this newly updated three-story plus lower level office building is for sale. The building has been divided into multiple office suites, occupied by long-term tenants with short-term leases. Perfect opportunity for an investor or user looking for a strong cash flow with upside potential. Good in-place income with potential to add value. Close to Edens and Kennedy expressways and public transportation.

Jefferson Park is on the northwest side of the city and features several commercial corridors within the largely residential neighborhood including along Elston Avenue and Northwest Highway. This neighborhood benefits from a dense urban population with strong demographics and is home to numerous restaurants, shops and commercial and residential properties.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	27,654	338,140	1,006,034
Households	10,166	117,815	375,674
Average Income	\$74,939	\$63,704	\$60,842

Susan Silver
Executive Director
(312) 338 - 3001
ssilver@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.