Multi-Story Industrial Redevelopment Opportunity

5333 W. Lake St. | Chicago, IL \$ 699,000

Investment Highlights

- 145,000 SF multi-story industrial
- 292' of frontage on Lake St.
- Partially leased to several tenants
- Current Gross Rent: \$47,400
- Great opportunity to redevelop for a number of uses
- Land Area: 38,944 SF
- Zoning: C1-2 and RS-3
- Part of Madison/Austin TIF
- Taxes (2014): \$11,502

Property Highlights

This multi-story industrial building occupies an entire block of frontage on Lake St. Currently, the building is largely vacant, providing a great opportunity to redevelop the building for a number of uses including loft office, manufacturing or self-storage. Much of the space is open warehouse allowing for easy build out or subdivision for potential tenants. The location is easily accessible for a variety of uses.

Area Highlights

Located on the west side of Chicago, this property is a few blocks from the Central and Laramie Green Line stations and a short drive from the Eisenhower Expressway.





Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

Brad Thompson

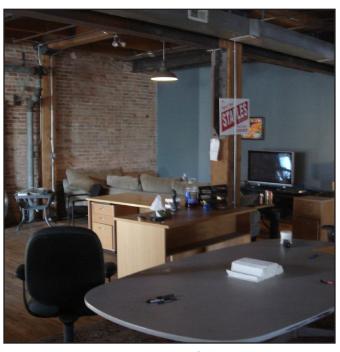
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Property Photos



Aerial of site



Leased Loft Office



Raw Space Available

Rent Roll

	N.A	Δ	
Tenant	Monthly Rent	Annual Rent	SF
Tower Company*	\$1,000	\$12,000	3,000
Welder 1	\$500	\$6,000	1,000
Welder 2	\$400	\$4,800	800
Awning Company	\$450	\$5,400	1,000
Printer	\$1,200	\$14,400	5,000
Artist	\$300	\$3,600	800
Storage	\$100	\$1,200	400
Vacant	_	_	133,000
Total	\$3,950	\$47,400	145,000

- * Would be willing to sign 1 year lease prior to close
- "Unless otherwise noted, all leases are month-to-month

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