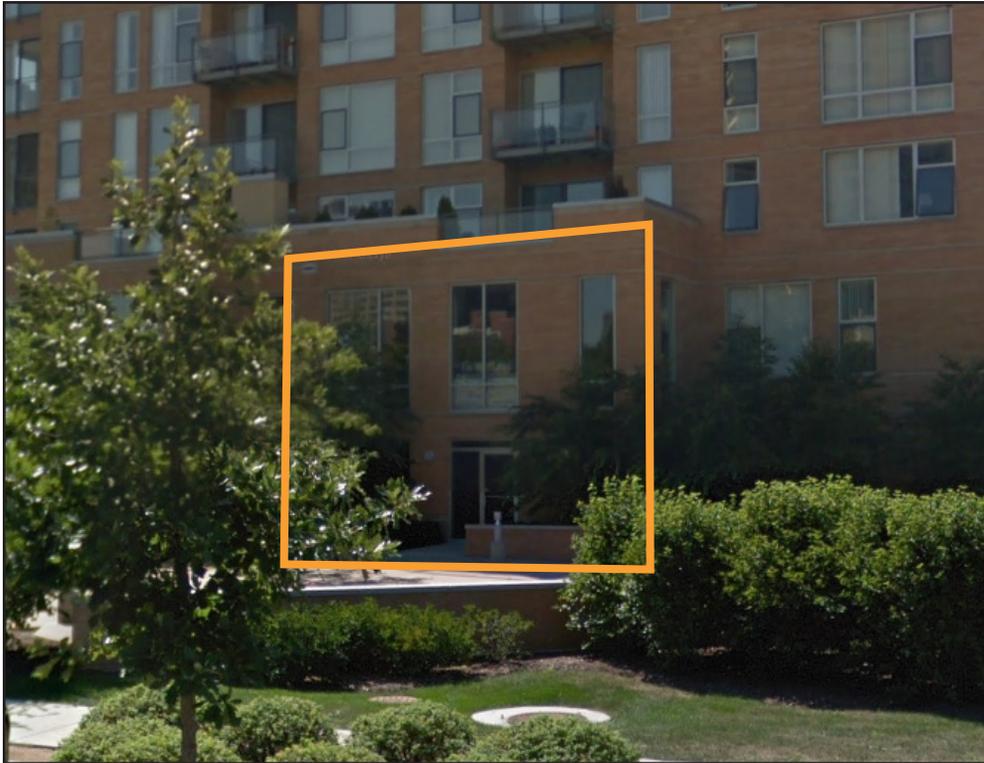


1744 Oak Ave., Units C1-C2, Evanston, IL

All Offers Considered



BANK ORDERS SALE

Property Highlights

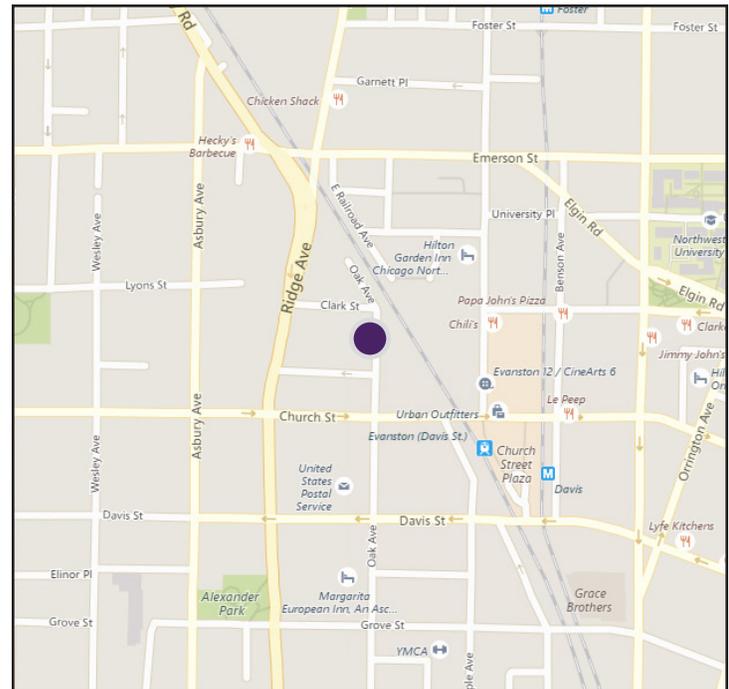
- Two commercial condos
 - 1,127 SF street level space
 - 3,800 SF second floor unit
- Part of Sienna Court, 111 condos and 175 apartments near Metra
- Both units in cold shell condition
- Includes 6 parking spaces
- Great location for office, medical use, or bar/restaurant
- Close to corner of Ridge & Church
- Total Assessments*: \$1,144/mo.
- Zoning: O1
- Taxes (2016): \$5,963

Property Overview

Two commercial condos in downtown Evanston, totaling 4,927 square feet, are available for sale. The units are a 1,127 square foot unit at street level and a 3,800 square foot second floor space. The condos are part of the Sienna Court development, close to the Metra, Church St. and Ridge Ave. Both units are in cold dark shell and include six parking spaces. These units are a great location for a law firm, a medical office or a bar/restaurant.

Downtown Evanston is a strong commercial center, attracting retail, restaurants and businesses to this section of the North Shore. Residents and students alike are drawn to all that this vital area has to offer.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	33,132	176,531	423,048
Growth 2016-2021	1.02%	1.38%	1.35%
Households	12,654	68,109	166,206
Median Income	\$54,055	\$65,878	\$58,049



* Includes \$166/mo. of special assessments

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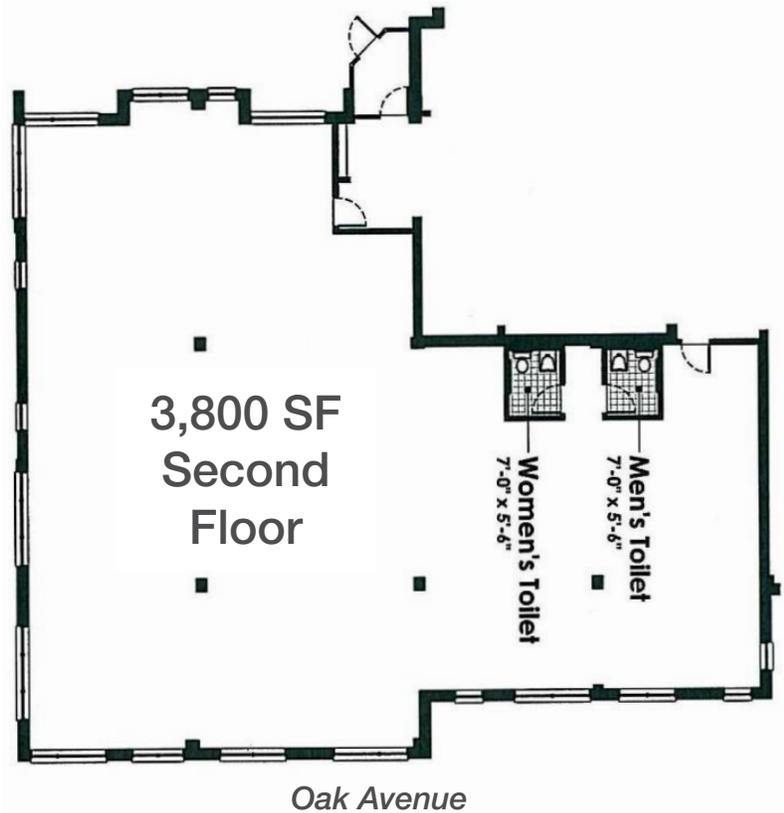
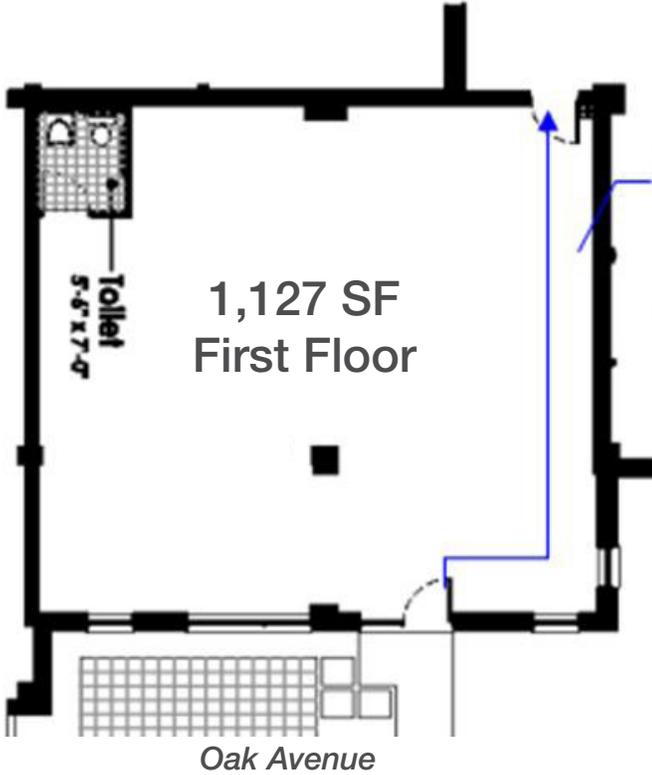
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MILLENNIUM PROPERTIES R/E

Two Commercial Condos in Downtown Evanston

1744 Oak Ave., Units C1-C2, Evanston, IL

All Offers Considered



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MILLENNIUM
PROPERTIES R/E

*Two Commercial Condos in
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First Floor Photos



Second Floor Photos



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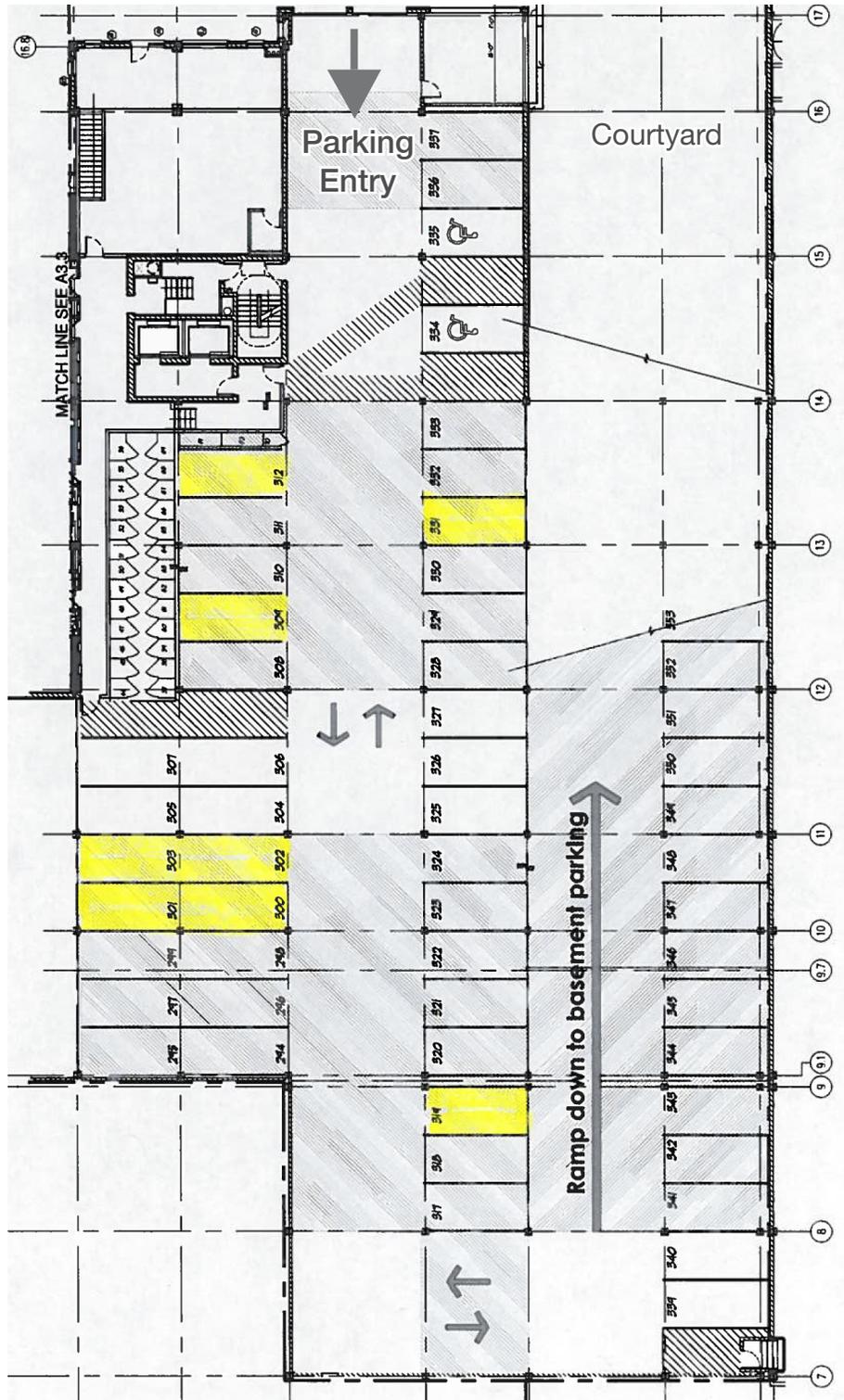
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Parking Spaces



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