



**Retail/Stores**  
 Status: **ACTV**  
 Area: **53**  
 Address: **5833 Dempster St, Morton Grove, IL 60053**  
 Directions: **SOUTH SIDE OF DEMPSTER, 2.5 BLOCKS WEST OF EDENS EXPRESSWAY/I-94**  
 Lst. Mkt. Time: **224**  
 Closed Date:  
 Off Mkt Date:  
 Township: **Niles**  
 Zoning Type: **Retail**  
 Actual Zoning: **C-1**  
 Subtype: **Neighborhood Storefront**  
 Lot Dimensions: **119 X 118**  
 Apx. Tot. Bldg SF:  
 Land Sq Ft: **14042**  
 Net Rentable Area:  
 Mobility Score: **43 - Fair Mobility!**

MLS #: **10601553**  
 List Date: **01/03/2020**  
 List Dt Rec: **01/03/2020**  
 Contract:  
 Concessions:  
 UnIncorporated: **No**  
 Subdivision:  
 Year Built: **1964**  
 Rellst:

List Price:  
 Orig List Price:  
 Sold Price:  
 Rented Price:  
 Lease Price SF/Y: **\$10**  
 Mthly. Rnt. Price: **\$3,333**  
 CTGF:  
 County: **Cook**  
 PIN #:  
 Multiple PINs:  
 Min Rentbl. SF: **4000**  
 Max Rentbl. SF: **4000**  
 Sold Price Per SF: **\$0**  
 # Units: **2**  
 Unit SF: **0**  
 Lease Type: **Modified Gross**  
 Est Tax per SF/Y: **\$0**

Remarks: **Approx 4,000 Sq. Ft. of Deluxe (move in ready) Space. Strategically Located only 3 blocks west of Edens Expressway/I-94 with Easy access to Downtown Chicago, All North-Northwest Suburbs & O'Hare. Beautifully built out space with Numerous Private Offices, Large Reception Area and Loads of Storage Space. Space is Fully Sprinkled and has Access to 45 Parking Spaces between this Buildings own Parking Lot and the Village of Morton Grove's Municipal Parking Lot a few steps East of the front door. Ideally suited for Office-Retail-Medical-Dental. A Superb Location (Approx. 40,000 Vehicles Per Day Traffic Count on Dempster) Offers Exceptional Exposure and Brand Identity (+Affordable Rent).**

Frontage Acc:	Construction: <b>Brick</b>	Air Conditioning: <b>Central Air</b>
Current Use: <b>Commercial</b>	Exterior: <b>Brick</b>	Electricity: <b>201-600 Amps</b>
Known Encumbrances:	Foundation: <b>Concrete</b>	Heat/Ventilation: <b>Forced Air, Gas</b>
Location: <b>Central Business District</b>	Roof Structure: <b>Wood Joists</b>	Fire Protection: <b>Sprinklers-Wet</b>
# Drive In Doors: <b>0</b>	Roof Coverings: <b>Membrane</b>	Water Drainage:
# Trailer Docks: <b>0</b>	Docks:	Utilities To Site:
Ceiling Height:	Misc. Outside:	Tenant Pays: <b>Air Conditioning, Electric, Heat, Janitorial, Real Property Taxes, Repairs and Maintenance, Scavenger, Water/Sewer</b>
	# Parking Spaces: <b>44</b>	HERS Index Score:
	Indoor Parking:	Green Disc:
	Outdoor Parking: <b>31-50 Spaces, Private Lot, Public Lot</b>	Green Rating Source:
	Parking Ratio:	Green Feats:
	Extra Storage Space Available: <b>Yes</b>	Backup Info:
	Misc. Inside:	Sale Terms:
	Floor Finish: <b>Carpet</b>	Possession: <b>Immediate</b>

<b>Financial Information</b>	Individual Spaces (Y/N):	Total Building (Y/N):
Gross Rental Income:	Total Income/Month:	Total Income/Annual:
Annual Net Operating Income: <b>\$0</b>	Net Operating Income Year:	Cap Rate:
Real Estate Taxes: <b>\$34,689</b>	Total Annual Expenses:	Expense Year:
Tax Year: <b>2018</b>	Expense Source:	Loss Factor:
Special Assessments: <b>No</b>	Frequency: <b>Not Applicable</b>	Water Expense (\$/src): /
Fuel Expense (\$/src): /	Electricity Expense (\$/src): /	Other Expense (\$/src): /
Trash Expense (\$/src): /	Insurance Expense (\$/src): /	

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MLS #: 10601553

Prepared By: Tina Miritello | Century 21 Marino, Inc. | 08/13/2020 11:41 AM