



**Retail/Stores**

Status: **ACTV**      MLS #: **11781691**      List Price: **\$174,900**  
 Area: **8056**      List Date: **05/11/2023**      Orig List Price: **\$179,900**  
 Address: **6031 S Archer Ave , Chicago, IL 60638**      List Dt Rec: **05/12/2023**      Sold Price:  
 Directions: **Archer Ave west of Menard.**      Lst. Mkt. Time: **90**      Rented Price:  
 Closed Date:      Contract:      Lease Price SF/Y:  
 Off Mkt Date:      Concessions:      Mthly. Rnt. Price:  
 Township:      Unincorporated:      CTGF:  
 Subdivision:      County: **Cook**  
 Zoning Type: **Commercial**      Year Built: **1970**      PIN #: **19084250020000**  
 Actual Zoning: **B3-1**      Relist:      Multiple PINs: **No**  
 Subtype: **Free Standing Store**      List Price Per SF: **\$218.63**      Min Rentbl. SF: **800**  
 Lot Dimensions: **30X129**      Sold Price Per SF: **\$0**      Max Rentbl. SF: **800**  
 Lot Size Source: **County Records**  
 Apx. Tot. Bldg SF: **800**      # Stories: **1**      # Units:  
 Land Sq Ft: **3746**      Gross Rentbl. Area:      Unit SF: **800**  
 Net Rentable Area:      # Tenants:      Lease Type:  
 Buyer Ag. Comp.: **2.5%-\$300 (G)**      Estimated Cam/Sf:      Est Tax per SF/Y:  
 Mobility Score: **-**

Remarks: **This commercial building has been impeccably maintained! 3 private offices and a grand receptionist area make this building perfect for any new/veteran business owner! Located on the busy road of Archer Ave, this building will receive tons of traffic perfect for anyone looking to gain new customers! Zoning is B3-1. Many retail/service uses are permitted. Currently being used as an office. Street front parking and private parking is available in the rear. Large backyard lot. The perfect middle-ground location from the suburbs to the city!**

Frontage Acc:	Construction: <b>Brick</b>	Air Conditioning: <b>Central Air</b>
Current Use: <b>Commercial, Office</b>	Exterior:	Electricity: <b>Circuit Breakers</b>
Known Encumbrances:	Foundation:	Heat/Ventilation: <b>Forced Air</b>
Location:	Roof Structure:	Fire Protection: <b>Alarm Monitored</b>
# Drive in Doors: <b>0</b>	Roof Coverings:	Water Drainage:
# Trailer Docks: <b>0</b>	Docks:	Utilities To Site:
Ceiling Height:	Misc. Outside:	Tenant Pays: <b>Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial, Real Property Taxes, Insurance, Repairs &amp; Maintenance, Scavenger, Water/Sewer, All Utilities, Exterior Maintenance</b>
	# Parking Spaces: <b>4</b>	HERS Index Score:
	Indoor Parking: <b>1-5 Spaces</b>	Green Disc:
	Outdoor Parking:	Green Rating Source:
	Parking Ratio:	Green Feats:
	Extra Storage Space Available:	Backup Info:
	Misc. Inside:	Sale Terms:
	Floor Finish:	Possession:

Financial Information	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>\$6,493.61</b>	Total Annual Expenses:	Expense Year:
Tax Year: <b>2021</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): /	
Operating Expense Includes:		

Copyright 2023 MRED LLC - INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.

MLS #: 11781691

Prepared By: Victor Lewis | Friedman Real Estate IL LLC | 08/08/2023 10:31 PM



**Mixed Use**  
 Status: **ACTV** MLS #: **11726781** List Price: **\$325,000**  
 Area: **8064** List Date: **02/27/2023** Orig List Price: **\$325,000**  
 Address: **5629 W 63rd St , Chicago, IL 60638** List Dt Rec: **02/27/2023** Sold Price:  
 Directions: **63rd St. East or West to address**  
 List. Mkt Time: **163** Rented Price:  
 Closed Date: Contract:  
 Off Mkt Date: Concessions:  
 Township: **Stickney** Unincorporated:  
 Year Built: **1939** Built Before 78: **Yes** # of Stories: **1**  
 Zoning Type: **Commercial** PIN #: **19202030110000** Multiple PINs: **No**  
 Actual Zoning: **B-S** County: **Cook** Owners Assoc:  
 Relist: Lease Type:  
 Subtype: **Apts/Ofc/Store, Apts/Ofc** Lease Terms:  
 Lot Dimensions: **50X120** Estimated Cam/Sf:  
 Land Sq Ft: **6250** Apx. Total SF: Est Tax per SF/Y:  
 Buyer Ag. Comp.: **AS A PERCENTAGE OF THE NET SALE PRICE. THE NET SALE PRICE IS THE GROSS SALE PRICE MINUS AMOUNTS TO BE CREDITED OR PAID TO THE BUYER, AS REFLECTED IN THE INITIAL SALES CONTRACT. (N)**

Mobility Score: -  
 List Price Per SF: **\$0** Sold Price Per SF: **\$0** Financing:

Remarks: **STOREFRONT CURRENTLY USED AS A FURNITURE STORE CAN BE DIVIDED UP TO 4 UNITS, UPDATED HEATING, ELECTRIC, FLOORING, CERAMIC RESTROOMS HANDICAP ACCESSIBLE, 2 OFFICES, KITCHEN AREA, WITH 2 STORY 2 BEDROOM BRICK HOUSE ON REAR OF PROPERTY WITH 2 CAR GARAGE THAT IS VACANT, RENTS ARE LOW FOR AREA, MUCH MORE POTENTIAL - TENANTS ARE MONTH TO MONTH, TOTAL INCOME SHOULD BE MORE LIKE \$2475 COMBINED, Property has 2 pin # s 1911920203011000, 1920203038000 Total Taxes \$10,750**

Total # Units: <b>2</b>	Total # Tenants: <b>2</b>	Total # Apartments: <b>1</b>	Total # Offices: <b>0</b>	Total # Stores: <b>1</b>
# Dishwashers:	# Washers:	# Dryers:	W/D Leased?:	# Ranges:
# Disposals:	# Fireplaces:	# Refrigerators:	# Window AC:	
Office SqFt:	Manufacturing SqFt:	Retail SqFt:	Warehouse SqFt:	Other SqFt:

Approx Age: <b>Older</b>	Roof Structure:	Water Drainage:
Type Ownership:	Roof Coverings:	Utilities To Site:
Frontage/Access:	Docks/Delivery:	Tenant Pays: <b>Electric, Heat, Repairs &amp; Maintenance</b>
Current Use:	Misc. Outside:	Equipment:
Potential Use:	# Parking Spaces: <b>0</b>	HERS Index Score:
Client Needs:	Indoor Parking:	Green Disc:
Client Will:	Outdoor Parking:	Green Rating Source:
Known Encumbrances:	Parking Ratio:	Green Feats:
Location:	Misc. Inside:	Backup Info:
Geographic Locale: <b>Chicago Southwest</b>	Floor Finish:	Sale Terms: <b>Conventional, Cash Only</b>
Construction: <b>Brick</b>	Air Conditioning: <b>Central Air</b>	Possession:
Exterior:	Electricity: <b>Circuit Breakers</b>	
Foundation:	Heat/Ventilation: <b>Forced Air, Gas</b>	
	Fire Protection: <b>Sprinklers-Wet</b>	

Gross Rental Income: <b>\$0</b>	Expense Source:	Fuel Expense (\$/src): <b>\$0/</b>
Gross Rent Multiplier: <b>10</b>	Net Operating Income Year:	Electricity Expense (\$/src): <b>\$150/</b>
Total Annual Expenses:	Total Annual Income: <b>\$20,100</b>	Water Expense (\$/src): <b>\$60/</b>
Annual Net Operating Income:	Tax Year: <b>2021</b>	Scavenger Expense (\$/src): <b>\$50/</b>
Total Monthly Income: <b>\$1,675</b>	Expense Year:	Insurance Expense (\$/src): <b>\$125/</b>
Real Estate Taxes: <b>\$6,302.02</b>	Cap Rate:	Other Expense (\$/src): <b>\$0/</b>

Copyright 2023 MRED LLC - INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.

MLS #: 11726781

Prepared By: Victor Lewis | Friedman Real Estate IL LLC | 08/08/2023 10:31 PM



Some photos may be virtually staged

**Retail/Stores**  
 Status: **ACTV**  
 Area: **8056**  
 Address: **7002 W Archer Ave, Chicago, IL 60638**  
 Directions: **HARLEM AVE TO ARCHE AVE APRX.(5500S) AND EAST TO PROPERTY**  
 Closed Date:  
 Off Mkt Date:  
 Township: **Lake**  
 Zoning Type:  
 Actual Zoning: **B2**  
 Subtype: **Free Standing Store**  
 Lot Dimensions: **25X125**  
 Apx. Tot. Bldg SF: **2400**  
 Land Sq Ft: **3125**  
 Net Rentable Area:  
 Buyer Ag. Comp.: **2.5-\$345 (G)**  
 Mobility Score: -

MLS #: **11845565**  
 List Price: **\$344,870**  
 List Date: **07/28/2023**  
 Orig List Price: **\$344,870**  
 List Dt Rec: **07/28/2023**  
 Sold Price:  
 Lst. Mkt. Time: **12**  
 Contract:  
 Concessions:  
 Subdivision:  
 Year Built: **1985**  
 Relist:  
 List Price Per SF: **\$143.70**  
 Sold Price Per SF: **\$0**  
 Lot Size Source: **Owner**  
 # Stories: **2**  
 Gross Rentbl. Area: **2400**  
 # Tenants: **2**  
 Estimated Cam/Sf:  
 Lease Type:  
 Est Tax per SF/Y:

Rented Price:  
 Lease Price SF/Y:  
 Mthly. Rnt. Price:  
 CTGF:  
 County: **Cook**  
 PIN #: **19073260420000**  
 Multiple PINs: **No**  
 Min Rentbl. SF: **0**  
 Max Rentbl. SF: **0**  
 # Units: **4**  
 Unit SF: **2400** (Leasable Area Units: **Square Feet**)

Remarks:

Frontage Acc: <b>City Street</b>	Construction:	Air Conditioning: <b>Central Air</b>
Current Use: <b>Office</b>	Exterior: <b>Brick</b>	Electricity: <b>Circuit Breakers, Separate Meters, 0-100 Amps</b>
Known Encumbrances:	Foundation: <b>Concrete</b>	Heat/Ventilation: <b>Forced Air 90+</b>
Location:	Roof Structure:	Fire Protection: <b>Carbon Monoxide Detector(s)</b>
# Drive in Doors: <b>0</b>	Roof Coverings: <b>Rubber</b>	Water Drainage:
# Trailer Docks: <b>0</b>	Docks:	Utilities To Site:
Ceiling Height: <b>8</b>	Misc. Outside:	Tenant Pays: <b>Air Conditioning, Electric, Heat</b>
	# Parking Spaces: <b>5</b>	HERS Index Score:
	Indoor Parking:	Green Disc:
	Outdoor Parking:	Green Rating Source:
	Parking Ratio:	Green Feats:
	Extra Storage Space Available: <b>Yes</b>	Backup Info:
	Misc. Inside:	Sale Terms:
	Floor Finish:	Possession:

Financial Information	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>\$12,497.20</b>	Total Annual Expenses:	Expense Year:
Tax Year: <b>2021</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): /	

Operating Expense Includes:  
 Copyright 2023 MRED LLC - INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.









3D Tour Virtual Tour

**Bus / Bus w/Real** MLS #: **11622824** List Price: **\$499,900**  
**Est**  
 Status: **ACTV** List Date: **09/07/2022** Orig List Price: **\$549,000**  
 Area: **8064** List Dt Rec: **09/07/2022** Sold Price:  
 Address: **6462 S Central Ave , Chicago, IL 60638**  
 Directions: **Cicero to 65th st west to Central Ave. Property is on Northwest Corner of Central Avenue and 65th Street.**  
 Lst. Mkt. Time: **336** Rented Price:  
 Contract: Lease SF/Y:  
 Concessions: Mthly. Rnt. Price:  
 Contingency:  
 County: **Cook**  
 PIN #: **19202150440000**  
 Multi PINs: **No**  
 Real Est. Incl: **Yes**  
 Relist:  
 Year Built:  
 Zoning Type: **Commercial**  
 Actual Zoning: **C1-2** # Stories: **2**  
 Unit SF: **2880** (Leasable Area Units: **Square Feet**)  
 Waterfront: **No** Lease Type: **N/A** Lease Exp.:  
 Lot Dimensions: **25X130** Appx. Bldg SF: **2880** Estimated Cam/Sf:  
 Land SF: **3656** Appx. Bsn SF: **2880** Est. Tax per SF/Y:  
 Lot Size SF: List Price Per SF: **\$173.58** Sold Price Per SF: **\$0**  
 Lot Size Src:  
 Buyer Ag. Comp.: **2.5%-250 (G)**  
 Mobility Score: **-**

Remarks: **GREAT OPPORTUNITY TO OWN THIS NEIGHBORHOOD GEM !! 2 STORY BRICK BUILDING HIGHLY VISIBLE CORNER LOCATION!! ZONED C1-2, NEW DEVELOPMENT ALL OVER!! BOOMING WITH REHABS AND NEW CONSTRUCTION!! WINTRUST SPORTS COMPLEX , NEAR MIDWAY CONVENTION CENTER!! NEW DEVELOPMENT ACROSS THE STREET!! NEW COMFORT INN HOTEL BEING BUILT!! HIGH TRAFFIC AREA!! AVERAGE DAILY COUNT AT 15700 ON CENTRAL AVE. CURRENTLY A NEIGHBORHOOD BAR!! TURN KEY OPERATION, BUSINESS , BUILDING, CORPORATION, ALONG WITH ALL LICENSES NEEDED TO CONTINUE TO OPERATE INCLUDED IN SALE!! WELL ESTABLISHED BUSINESS !! ADDITIONAL REVENUE FROM THE SLOTS!! 2ND FLOOR FEATURES FULLY EQUIPT BAR AND PARTY ROOM OR GREAT FOR MEETINGS !! OWNER SHOWS PRIDE OF OWNERSHIP!! WELL MAINTAINED PROPERTY!! ELEVATOR SERVICES BASEMENT , 1ST FLOOR AND SECOND FLOOR, BACK PATIO AREA POTENTIAL FOR EITHER PARKING AND OR OUTDOOR BEER GARDEN !! BAR IS FULLY EQUIPT AND OPERATIONAL, MINUTES TO MIDWAY AIRPORT!! PUBLIC TRANSPORTATION NEARBY!! IF YOU ARE RELOCATING YOUR BUSINESS, WANTED TO START ONE THIS IS FOR YOU ALREADY SET UP !! OWNER WILLING TO ASSIST WITH A SMALL 2ND !!!OR CREATE PAPER !!!**

Financial Information

Type Ownership: **Corporation**  
 Frontage Acc: **City Street**  
 Current Use: **Commercial, Restaurant/bar**  
 Potential Use: **Commercial**  
 Client Needs:  
 Client Will: **Add Existing Paper, Create Paper**  
 Amenities:  
 Known Encumbrances: **None Known**  
 Location: **Corner, Mixed Use Area, Public Transport Avail, Free Standing**  
 Lot Size: **Less Than .25 Acre**  
 Construction: **Brick**  
 Roof Coverings:  
 Gas Supplier: \$addtruncate>Other  
 Electric Supplier: \$addtruncate>Commonwealth Edison

Misc. Outside: **Accessible Entrance, Patio/Outdoor Seating**  
 Misc. Inside: **Employee Kitchen, Accessible Entrance, Accessible Washroom/s, Public Restroom/s, Storage Inside**  
 # Parking Spaces: **2**  
 Indoor Parking:  
 Outdoor Parking: **Common Parking**  
 Parking Ratio:  
 Business Name: **TWISTED SHAMROCK**  
 # Full Time Emp:  
 # Part Time Emp:  
 Business Age: **7-10 Years**  
 Business Type: **Bar/Lounge/Nite Club**  
 Food/Bev Type: **Other**  
 Type Ownership (Bus): **Corporation**  
 Current Owner: **7-10 Years**  
 Living Quarters: **None**

Seating Capacity: **76-100**  
 Sale Price Includes: **Land, Building, Business, License/Permit, Equipment, Trade Fixtures, Inventory, Owner Will Train, Cov not to Compete, Phone Number, Business Name**  
 Air Cond.: **Central Air**  
 Electricity: **201-600 Amps**  
 Heat/Ventilation: **Ceiling Units**  
 Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water to Site**  
 Business Pays: **Air Conditioning, Electric, Heat, Janitorial, Real Property Taxes, Insurance, Repairs & Maintenance, Roof, Scavenger, Structure, Water/Sewer**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Proprietary Info: **Furniture/Fix/Equip List**  
 Sale Terms:  
 Possession: **Closing, Negotiable**

	Annual Amount	Year	Source	Annual Amount	Year	Source	
Gross Sales:	\$999	2021	Owner Projection	Annual Rent for Real Estate:	\$999	2021	Owner Projection
Cost of Goods Sold:	\$999	2021	Owner Projection	Inventory:	\$999	2021	Owner Projection
Gross Profit:	\$999	2021	Owner Projection	Real Estate Taxes:	\$3,619.66	2021	Owner Projection
Total Operating Expenses:	\$999	2021	Owner Projection	Gross Payroll:	\$999	2021	Owner Projection
Net Profit:	\$999	2021	OP	Sales Taxes:	\$999	2021	Owner Projection
Adjusted Net Income:	\$999	2021	Owner Projection				

Operating Expense Includes:

Copyright 2023 MRED LLC - INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.

MLS #: 11622824

Prepared By: Victor Lewis | Friedman Real Estate IL LLC | 08/08/2023 10:31 PM



**Mixed Use**  
 Status: **ACTV**  
 Area: **8056**  
 Address: **6332 S Archer Ave, Chicago, IL 60638**  
 Directions: **E or W along Archer Avenue to property (approx. NWC of Archer & Mobile)**  
 Closed Date:  
 Off Mkt Date:  
 Township: **Lake**  
 Year Built: **1997**  
 Zoning Type: **Other**  
 Actual Zoning: **B3-1**  
 Subtype: **Apts/Ofc**  
 Lot Dimensions: **25X125**  
 Land Sq Ft: **3000**  
 Buyer Ag. Comp.: **2.50% - 395.00 (G)**  
 Mobility Score: **-**  
 List Price Per SF: **\$114.56**  
 Sold Price Per SF: **\$0**  
 MLS #: **11465800**  
 List Price: **\$549,900**  
 List Date: **07/15/2022**  
 Orig List Price: **\$549,900**  
 List Dt Rec: **07/15/2022**  
 Sold Price:  
 List. Mkt Time: **390**  
 Contract:  
 Concessions:  
 Unincorporated:  
 Built Before 78: **No**  
 PIN #: **19083250310000**  
 County: **Cook**  
 Relist:  
 Rented Price:  
 Lease Price SF/Y: **\$0**  
 Mthly. Rnt. Price:  
 CTGF:  
 # of Stories: **2**  
 Multiple PINs: **No**  
 Owners Assoc: **No**  
 Lease Type: **N/A**  
 Lease Terms:  
 Estimated Cam/Sf:  
 Est Tax per SF/Y:

Remarks: **Location, Location! Total of 4,400 square feet building. 2200 Sqft residential apartment on the 2nd floor with 3 BR, 2 Bath, sky lights, sun room & terrace. Another 2200 sqft on the main level totaling of 5 commercial offices w/ waiting area, shared kitchen, and washrooms. Attached 2 car garage. Property was completely renovated few years ago. All leases are month to month.**

Total # Units: <b>5</b>	Total # Tenants: <b>5</b>	Total # Apartments: <b>1</b>	Total # Offices: <b>4</b>	Total # Stores: <b>0</b>
# Dishwashers: <b>1</b>	# Washers: <b>1</b>	# Dryers: <b>1</b>	W/D Leased?:	# Ranges: <b>1</b>
# Disposals: <b>1</b>	# Fireplaces: <b>0</b>	# Refrigerators: <b>1</b>	# Window AC: <b>5</b>	
Office SqFt:	Manufacturing SqFt:	Retail SqFt:	Warehouse SqFt:	Other SqFt:

Approx Age: <b>7-15 Years</b>	Roof Structure: <b>Pitched</b>	Water Drainage:
Type Ownership: <b>Other/Unknown</b>	Roof Coverings: <b>Rubber</b>	Utilities To Site: <b>Electric to Site, Gas to Site, Sanitary Sewer to Site, Sewer-Storm Available, Water to Site</b>
Frontage/Access: <b>City Street, Public Road</b>	Docks/Delivery:	Tenant Pays: <b>Electric, Heat</b>
Current Use:	Misc. Outside: <b>Enclosed Porch, Patio</b>	Equipment:
Potential Use:	# Parking Spaces: <b>2</b>	HERS Index Score:
Client Needs: <b>Lease or Rent</b>	Indoor Parking:	Green Disc:
Client Will:	Outdoor Parking: <b>Open</b>	Green Rating Source:
Known Encumbrances:	Parking Ratio:	Green Feats:
Location:	Misc. Inside: <b>Inside Corridor/s, Multi-Tenant, Private Restroom/s, Skylight/s, Pre-wired PC Network</b>	Backup Info:
Geographic Locale: <b>Chicago South</b>	Floor Finish: <b>Carpet, Tile, Varies</b>	Sale Terms: <b>Conventional</b>
Construction: <b>Brick, Concrete Block</b>	Air Conditioning: <b>Central Air</b>	Possession: <b>Closing</b>
Exterior:	Electricity: <b>Circuit Breakers, Separate Meters, 0-100 Amps</b>	
Foundation: <b>Concrete, Other</b>	Heat/Ventilation: <b>Forced Air, Gas</b>	
	Fire Protection: <b>Fire Extinguisher/s</b>	

Gross Rental Income: <b>\$46,800</b>	Expense Source: <b>Owner Projection</b>	Fuel Expense (\$/src): <b>\$2,400/Owner Projection</b>
Gross Rent Multiplier: <b>0</b>	Net Operating Income Year:	Electricity Expense (\$/src): <b>\$1,500/Owner Projection</b>
Total Annual Expenses: <b>\$8,210</b>	Total Annual Income: <b>\$46,800</b>	Water Expense (\$/src): <b>\$1,030/Owner Projection</b>
Annual Net Operating Income:	Tax Year: <b>2020</b>	Scavenger Expense (\$/src): <b>\$0/</b>
Total Monthly Income: <b>\$33,900</b>	Expense Year: <b>2021</b>	Insurance Expense (\$/src): <b>\$2,080/Owner Projection</b>
Real Estate Taxes: <b>\$7,753.45</b>	Cap Rate:	Other Expense (\$/src): <b>\$1,200/</b>

Copyright 2023 MRED LLC - INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.

MLS #: 11465800

Prepared By: Victor Lewis | Friedman Real Estate IL LLC | 08/08/2023 10:31 PM



<b>Retail/Stores</b>	MLS #:	<b>11827309</b>	List Price:	<b>\$799,900</b>	
Status:	<b>ACTV</b>	List Date:	<b>07/10/2023</b>	Orig List Price:	<b>\$799,900</b>
Area:	<b>8056</b>	List Dt Rec:	<b>07/10/2023</b>	Sold Price:	
Address:	<b>5772 S Archer Ave , Chicago, IL 60638</b>				
Directions:	<b>Central Ave to Archer Ave East to 5772</b>				
Closed Date:		Lst. Mkt. Time:	<b>30</b>	Rented Price:	
Off Mkt Date:		Contract:		Lease Price SF/Y:	
Township:		Concessions:		Mthly. Rnt. Price:	
Zoning Type:	<b>Commercial</b>	Unincorporated:	<b>No</b>	CTGF:	
Actual Zoning:	<b>B3-1</b>	Subdivision:		County:	<b>Cook</b>
Subtype:	<b>Restaurant</b>	Year Built:	<b>1998</b>	PIN #:	<b>19093120280000</b>
Lot Dimensions:	<b>47X128X16X125</b>	Relist:		Multiple PINs:	<b>No</b>
Apx. Tot. Bldg SF:	<b>5500</b>	List Price Per SF:	<b>\$145.44</b>	Min Rentbl. SF:	<b>0</b>
Land Sq Ft:	<b>4616</b>	Sold Price Per SF:	<b>\$0</b>	Max Rentbl. SF:	<b>0</b>
Net Rentable Area:		Lot Size Source:		# Units:	
Buyer Ag. Comp.:	<b>2.5%-\$350 (G)</b>	# Stories:	<b>2</b>	Unit SF:	<b>5500</b>
Mobility Score:	<b>-</b>	Gross Rentbl. Area:		Lease Type:	
		# Tenants:		Est Tax per SF/Y:	
		Estimated Cam/Sf:			

Remarks: **Incredible Absolute Turn Key Opportunity to operate an established Restaurant/Bar/Night Club on Busy Archer Avenue!! Property is in wonderful condition and has been meticulously maintained! Most recent updates include new Bathrooms and Hardwood Dance Floor(8yrs.) New Flooring (6yrs.)! The Business operates out of a 5,500 square foot custom built Building, approximately 25 years young! Original owners have operated a successful Restaurant offering authentic Polish Cuisine for the past 25 years. Main floor fully stocked Bar with multiple income streams with Game Room and tobacco license. Second Level offers 2 additional stocked Bars additional seating-Pub Tables and private VIP booths! DJ booth overlooks Dance Floor with open 2 story 20 foot soaring ceiling! Incredible Nightclub experience that is perfect for Events and Parties with an occupancy of over 200!! Open until 2 AM M-F and 3 AM on Saturday! Full Commercial Kitchen to handle Banquets/Parties/Catering. All equipment included (DJ equipment/Lighting/Sound-system/ice machine/table/Chairs ect)! Seller Financing may be available depending on Terms. Room for a possible Rooftop Deck!! Current agreement to use parking Lot across street-Medical Center. Call Listing Brokers with Questions.**

Frontage Acc: <b>City Street</b>	Construction: <b>Brick</b>	Air Conditioning: <b>Central Air</b>
Current Use: <b>Commercial, Restaurant/bar, Restaurant</b>	Exterior:	Electricity: <b>3 Phase</b>
Known Encumbrances: <b>Other</b>	Foundation:	Heat/Ventilation: <b>Central Bldg Heat, Forced Air</b>
Location: <b>Corner, Mixed Use Area, Public Transport Available, High Traffic Area</b>	Roof Structure:	Fire Protection: <b>Fire Extinguisher/s</b>
# Drive in Doors: <b>0</b>	Roof Coverings:	Water Drainage:
# Trailer Docks: <b>0</b>	Docks:	Utilities To Site: <b>Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal, Water to Site</b>
Ceiling Height:	Misc. Outside:	Tenant Pays: <b>Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial, Operating Stops, Real Property Taxes, Insurance, Repairs &amp; Maintenance, Roof, Scavenger, Structure, Tax Stops, Water/Sewer</b>
	# Parking Spaces: <b>15</b>	HERS Index Score:
	Indoor Parking:	Green Disc:
	Outdoor Parking: <b>6-12 Spaces</b>	Green Rating Source:
	Parking Ratio:	Green Feats:
	Extra Storage Space Available:	Backup Info:
	Misc. Inside: <b>Air Conditioning, Accessible Entrance, Inside Corridor(s), Public Restroom(s), Skylight, Storage Inside</b>	Sale Terms: <b>Owner May Help/Assist</b>
	Floor Finish:	Possession: <b>Closing, Negotiable</b>

Financial Information	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: <b>2022</b>	Cap Rate:
Real Estate Taxes: <b>\$28,049</b>	Total Annual Expenses:	Expense Year:
Tax Year: <b>2021</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): /	
Operating Expense Includes:		

Copyright 2023 MRED LLC - INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.

MLS #: 11827309

Prepared By: Victor Lewis | Friedman Real Estate IL LLC | 08/08/2023 10:31 PM





**Mixed Use**  
 Status: **ACTV** MLS #: **11727107** List Price: **\$1,400,000**  
 Area: **8064** List Date: **02/28/2023** Orig List Price: **\$1,600,000**  
 Address: **6250 W 63rd St , Chicago, IL 60638** List Dt Rec: **02/28/2023** Sold Price:  
 Directions: **Harlem to 63rd, 63rd to property** List. Mkt Time: **162** Rented Price:  
 Closed Date: Contract:  
 Off Mkt Date: Concessions:  
 Township: **Stickney** Unincorporated:  
 Year Built: **1970** Built Before 78: **Yes** Lease Price SF/Y: **\$1**  
 Zoning Type: **Commercial** PIN #: **19173270340000** Mthly. Rnt. Price:  
 Actual Zoning: **B3-2** County: **Cook** # of Stories: **2**  
 Subtype: **Apts/Stores** Relist: Owners Assoc:  
 Lot Dimensions: **125X202** Estimated Cam/Sf:  
 Land Sq Ft: **25203** Apx. Total SF: **11000** Est Tax per SF/Y:  
 Buyer Ag. Comp.: **AS A PERCENTAGE OF THE NET SALE PRICE. THE NET SALE PRICE IS THE GROSS SALE PRICE MINUS AMOUNTS TO BE CREDITED OR PAID TO THE BUYER, AS REFLECTED IN THE INITIAL SALES CONTRACT. FOR COMMERCIAL LEASE PROPERTIES, NET COMPENSATION MAY BE PAID ON NEGOTIATED VARIABLES AS INDICATED IN THE COMPENSATION/COMMISSION AGREEMENT. (N)**

Mobility Score: -  
 List Price Per SF: **\$127.27** Sold Price Per SF: **\$0** Financing:

Remarks: **Bring your business ideas to this huge, once well known restaurant/banquet hall. 11,000 square feet of space, 3 different party rooms, large commercial kitchen to handle all Parties/Catering/Banquets, public/private bathrooms, and an entire attached home on the upper level of the business. Upper level home contains 3 bedrooms, full kitchen/baths, along with a large living space. Each room is uniquely set up for different occasions. One containing a full bar. Lots of opportunity in this gem.**

Total # Units: <b>1</b>	Total # Tenants:	Total # Apartments: <b>1</b>	Total # Offices: <b>0</b>	Total # Stores: <b>1</b>
# Dishwashers:	# Washers: <b>1</b>	# Dryers: <b>1</b>	W/D Leased?:	# Ranges:
# Disposals:	# Fireplaces:	# Refrigerators:	# Window AC:	
Office SqFt:	Manufacturing SqFt:	Retail SqFt: <b>11000</b>	Warehouse SqFt:	Other SqFt: <b>2500</b>

Approx Age: <b>Older</b>	Roof Structure:	Water Drainage:
Type Ownership: <b>Individual</b>	Roof Coverings:	Utilities To Site:
Frontage/Access:	Docks/Delivery:	Tenant Pays: <b>All Utilities</b>
Current Use: <b>Restaurant/bar, Meeting Hall</b>	Misc. Outside:	Equipment:
Potential Use:	# Parking Spaces: <b>50</b>	HERS Index Score:
Client Needs:	Indoor Parking:	Green Disc:
Client Will:	Outdoor Parking: <b>31-50 Spaces</b>	Green Rating Source:
Known Encumbrances:	Parking Ratio:	Green Feats:
Location:	Misc. Inside: <b>Common Lunchroom/s, Common Meeting Room/s, Employee Kitchen, Private Restroom/s, Public Restroom/s</b>	Backup Info:
Geographic Locale: <b>Chicago Southwest</b>	Floor Finish:	Sale Terms:
Construction: <b>Brick</b>	Air Conditioning: <b>Central Air</b>	Possession:
Exterior: <b>Brick</b>	Electricity: <b>Other/Unknown</b>	
Foundation:	Heat/Ventilation: <b>Forced Air</b>	
	Fire Protection: <b>Fire Extinguisher/s</b>	

Gross Rental Income: <b>\$0</b>	Expense Source:	Fuel Expense (\$/src): <b>\$0/</b>
Gross Rent Multiplier: <b>0</b>	Net Operating Income Year:	Electricity Expense (\$/src): <b>\$0/</b>
Total Annual Expenses:	Total Annual Income: <b>\$0</b>	Water Expense (\$/src): <b>\$0/</b>
Annual Net Operating Income:	Tax Year: <b>2021</b>	Scavenger Expense (\$/src): <b>\$0/</b>
Total Monthly Income: <b>\$0</b>	Expense Year:	Insurance Expense (\$/src): <b>\$0/</b>
Real Estate Taxes: <b>\$11,831</b>	Cap Rate:	Other Expense (\$/src): <b>\$0/</b>

Copyright 2023 MRED LLC - INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.

MLS #: 11727107

Prepared By: Victor Lewis | Friedman Real Estate IL LLC | 08/08/2023 10:31 PM



**Office/Tech**  
 Status: **ACTV**  
 Area: **8056**  
 Address: **6544 W Archer Ave , Chicago, IL 60638**  
 Directions: **east or west on Archer to Nashville**  
 MLS #: **11622429** List Price:  
 List Date: **09/06/2022** Orig List Price:  
 List Dt Rec: **09/06/2022** Sold Price:  
**6544 W Archer Ave , Chicago, IL 60638**  
 Lease SF/Y: **\$1.50**  
 Rented Price:  
 Mthly. Rnt. Price:  
 Contract:  
 Concessions:  
 Lst. Mkt. Time: **337**  
 Township: **Lake**  
 PIN #:  
 Multiple PINs:  
 Year Built: **1922** Blt Before 78: **Yes**  
 Subtype: **Other** # Stories: **2**  
 Zoning Type: **Other** # Units: **2** Min Rent. SF: **3000**  
 Actual Zoning: **B4** # Tenants: Max Rent. SF: **3000**  
 Unit SF: **1500** ( Relist:  
 Leasable Area  
 Units: **Square**  
 Feet)

Buyer Ag. Comp.: **FOR COMMERCIAL LEASE PROPERTIES, NET COMPENSATION MAY BE PAID ON NEGOTIATED VARIABLES AS INDICATED IN THE COMPENSATION/COMMISSION AGREEMENT. (NL)**

Mobility Score: -  
 List Price Per SF: **\$0** Sold Price Per SF: **\$0**

Lot Dimensions:	Approx Total Bldg SF:	Estimated Cam/Sf: <b>\$3,000</b>
Acreage:	Gross Rentable Area:	Est Tax per SF/Y: <b>\$2</b>
Land Sq Ft:	Net Rentable Area:	Lease Type: <b>N/A</b>

Remarks: **Was Full Bar and Restaurant for long time. will lease will include all bar restaurant equipment and fixtures. or space can be used for any commercial business**

Approximate Age: <b>Older</b> Type Ownership: Frontage Acc: <b>City Street</b> Docks/Delivery: # Drive in Doors: <b>0</b> # Trailer Docks: <b>0</b> Geographic Locale: <b>Chicago Southwest</b> Location: <b>Central Business District</b> Construction: <b>Brick</b> Building Exterior: <b>Brick</b> Foundation: Roof Structure: Roof Coverings: Air Conditioning: <b>Central Air</b> Heat/Ventilation: <b>Forced Air, Gas</b> Electrical Svcs: <b>Circuit Breakers</b> Fire Protection: <b>Ansul System, Fire Extinguisher/s</b> Current Use: <b>Restaurant/bar</b> Potential Use: <b>Commercial, Restaurant</b> Client Needs: <b>Lease or Rent</b> Client Will:	Misc. Outside: # Parking Spaces: Indoor Parking: Outdoor Parking: <b>19-30 Spaces</b> Parking Ratio: Misc. Inside: <b>Public Restroom/s</b> Floor Finish: <b>Carpet, Tile</b> Extra Storage Space Available: Water Drainage: Utilities To Site: HERS Index Score: Green Disc: Green Rating Source: Green Feats: Known Encumbrances: Backup Info: Tenant Pays: <b>Electric, Heat, Janitorial, Real Property Taxes, Insurance</b> Possession: Sale Terms: Investment: Users:
--	--

Financial Information Gross Rental Income: Total Income/Month: Total Income/Annual: Annual Net Operating Income: Net Operating Income Year: Cap Rate:	Real Estate Taxes: Tax Year: Total Annual Expenses: Expense Year: Expense Source: Loss Factor:
---	---

Copyright 2023 MRED LLC - INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.

MLS #: 11622429

Prepared By: Victor Lewis | Friedman Real Estate IL LLC | 08/08/2023 10:31 PM



**Retail/Stores**  
 Status: **ACTV**  
 Area: **8056**  
 Address: **5897 S Archer Ave , Chicago, IL 60638**  
 Directions: **LOCATED AT THE CORNER OT ARCHER AND CENTRAL AVENUES**  
 Closed Date:  
 Off Mkt Date:  
 Township: **Lake**  
 Zoning Type: **Retail**  
 Actual Zoning: **B3-1**  
 Subtype: **Strip Center**  
 Lot Dimensions:  
 Apx. Tot. Bldg SF:  
 Land Sq Ft: **64764**  
 MLS #: **11806963**  
 List Date: **06/13/2023**  
 List Dt Rec: **06/13/2023**  
 List Price:  
 Orig List Price:  
 Sold Price:  
 Lst. Mkt. Time: **57**  
 Contract:  
 Concessions:  
 Unincorporated: **No**  
 Subdivision:  
 Year Built: **1984**  
 Relist:  
 List Price Per SF: **\$0**  
 Sold Price Per SF: **\$0**  
 Lot Size Source:  
 # Stories: **1**  
 Gross Rentbl. Area:  
 # Units: **6**  
 Unit SF:  
 Rented Price:  
 Lease Price SF/Y: **\$22.75**  
 Mthly. Rnt. Price: **\$4,192**  
 CTGF:  
 County: **Cook**  
 PIN #:  
 Multiple PINs:  
 Min Rentbl. SF: **2211**  
 Max Rentbl. SF: **2211**  
 Net Rentable Area:  
 # Tenants: **5**  
 Lease Type: **Net**  
 Estimated Cam/Sf: **\$1.43**  
 Est Tax per SF/Y: **\$4.88**  
 Buyer Ag. Comp.: **FOR COMMERCIAL LEASE PROPERTIES, NET COMPENSATION MAY BE PAID ON NEGOTIATED VARIABLES AS INDICATED IN THE COMPENSATION/COMMISSION AGREEMENT. (NL)**  
 Mobility Score: -

Remarks: **2211 SQ. FT. OF RETAIL SPACE FOR LEASE IN ARCHER CENTRAL PLAZA. END UNIT READY FOR IMMEDIATE OCCUPANCY. IDEAL FOR ANY TYPE OF RETAIL/OFFICE USE. GREAT LOCATION WITH HIGH VISIBILITY TOTAL MONTHLY RENT IS \$5,355.00 INCLUDES R.E TAXES & CAM**

Frontage Acc: <b>City Street</b>	Construction: <b>Brick</b>	Air Conditioning: <b>Central Air</b>
Current Use: <b>Shopping Center</b>	Exterior: <b>Brick</b>	Electricity: <b>101-200 Amps</b>
Known Encumbrances: <b>None Known</b>	Foundation: <b>Concrete</b>	Heat/Ventilation: <b>Ceiling Units</b>
Location: <b>Airport/Runway Nearby</b>	Roof Structure: <b>Flat</b>	Fire Protection: <b>None</b>
# Drive in Doors: <b>0</b>	Roof Coverings: <b>Membrane</b>	Water Drainage:
# Trailer Docks: <b>0</b>	Docks: <b>None</b>	Utilities To Site:
Ceiling Height:	Misc. Outside:	Tenant Pays: <b>Common Area Maintenance, Electric, Heat, Insurance, Water/Sewer, Trash Collection</b>
	# Parking Spaces:	HERS Index Score:
	Indoor Parking:	Green Disc:
	Outdoor Parking: <b>51-100 Spaces</b>	Green Rating Source:
	Parking Ratio:	Green Feats:
	Extra Storage Space Available: <b>No</b>	Backup Info:
	Misc. Inside:	Sale Terms:
	Floor Finish:	Possession:

Financial Information	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>\$118,630</b>	Total Annual Expenses:	Expense Year:
Tax Year: <b>2021</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): /	
Operating Expense Includes:		

Copyright 2023 MRED LLC - INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.

MLS #: 11806963

Prepared By: Victor Lewis | Friedman Real Estate IL LLC | 08/08/2023 10:31 PM



**Office/Tech**  
 Status: **ACTV**  
 Area: **8056**  
 Address: **7002 W Archer Ave , Chicago, IL 60638**  
 Directions: **HARLEM AVE. TO ARCHER AVE. EAST TO ADDRESS. SEC OF ARCHER & RUTHERFORD**

MLS #: **11752934**  
 List Date: **04/05/2023**  
 List Dt Rec: **04/05/2023**  
 List Price:  
 Orig List Price:  
 Sold Price:

Lease SF/Y: **\$15.50**  
 Rented Price:  
 Mthly. Rnt. Price:

Closed:  
 Off Mkt:  
 CTGF:  
 County: **Cook**

Contract:  
 Concessions:  
 Lst. Mkt. Time: **126**  
 Township: **Lake**  
 PIN #:  
 Blt Before 78: **Yes**  
 # Stories: **2**  
 # Units: **1**  
 # Tenants:  
 Unit SF: **1200**

Year Built: **1968**  
 Subtype: **Office, Other**  
 Zoning Type: **Commercial**  
 Actual Zoning: **B3-1**

Buyer Ag. Comp.: **1 MONTH -\$200 (GL)**  
 Mobility Score: **-**  
 List Price Per SF: **\$0**  
 Sold Price Per SF: **\$0**

Lot Dimensions:                      Approx Total Bldg SF:                      Estimated Cam/Sf: **\$0**  
 Acreage:                                      Gross Rentable Area:                      Est Tax per SF/Y: **\$0**  
 Land Sq Ft:                                  Net Rentable Area:                      Lease Type: **Gross**

Remarks: **BEST GARFIELD RIDGE LOCATION.OFFICE, 1st FLOOR AVAILABLE FOR RENT, ON BUSY ARCHER AVE. MASONRY CONSTRUCTION WITH NEW WINDOWS AND DOORS. NEWER HEATING AND A/C. 1/2 BATH,KITCHEN SET UP. ADDITIONAL PARKING GARAGE AND BEHAIND BUILDING PRIVET PARKING. FREE PARKING NEXT TO THE BUILDING. LOCATED ON A CORNER WITH GREAT VISIBILITY. TRAFFIC COUNTS OF 32,200 CARS PER DAY. SURROUNDED BY RESTAURANTS, RETAIL, OFFICE AND RESIDENTIAL. MINUTES FROM HARLEM AVE. & I-55. GARAGE PARKING AVAILABLE FOR RENT ALSO.**

Approximate Age: **Older**  
 Type Ownership:  
 Frontage Acc: **City Street, Public Road**  
 Docks/Delivery:  
 # Drive in Doors: **0**  
 # Trailer Docks: **0**  
 Geographic Locale: **Chicago West, Chicago Southwest**  
 Location: **Central Business District, Corner, Public Transport Avail**  
 Construction: **Brick, Concrete**  
 Building Exterior: **Brick**  
 Foundation: **Concrete**  
 Roof Structure:  
 Roof Coverings:  
 Air Conditioning: **Central Air**  
 Heat/Ventilation: **Forced Air, Gas**  
 Electrical Svcs: **0-100 Amps**  
 Fire Protection: **None**  
 Current Use:  
 Potential Use: **Commercial, Office and Research, Other, Financial Services, Law Firm**  
 Client Needs:  
 Client Will:

Misc. Outside:  
 # Parking Spaces: **8**  
 Indoor Parking:  
 Outdoor Parking: **6-12 Spaces**  
 Parking Ratio:  
 Misc. Inside:  
 Floor Finish: **Carpet**  
 Extra Storage Space Available:  
 Water Drainage:  
 Utilities To Site: **Electric to Site, Gas to Site, Water to Site**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Known Encumbrances:  
 Backup Info:  
 Tenant Pays: **Electric, Heat, Insurance**  
 Possession: **Closing**  
 Sale Terms:  
 Investment:  
 Users:  
 Gas Supplier: **Nicor Gas**  
 Electric Supplier: **Commonwealth Edison**

Financial Information  
 Gross Rental Income:  
 Total Income/Month:  
 Total Income/Annual:  
 Annual Net Operating Income:  
 Net Operating Income Year:  
 Cap Rate:

Real Estate Taxes:  
 Tax Year:  
 Total Annual Expenses:  
 Expense Year:  
 Expense Source:  
 Loss Factor:

Copyright 2023 MRED LLC - INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.

MLS #: 11752934                                      Prepared By: Victor Lewis | Friedman Real Estate IL LLC | 08/08/2023 10:31 PM