



REALTY

5923-27 S Wentworth - +/-7,000 SF Two-Story Industrial Warehouse and Office

A Industrial Investment Offering

Presented by: **GENE
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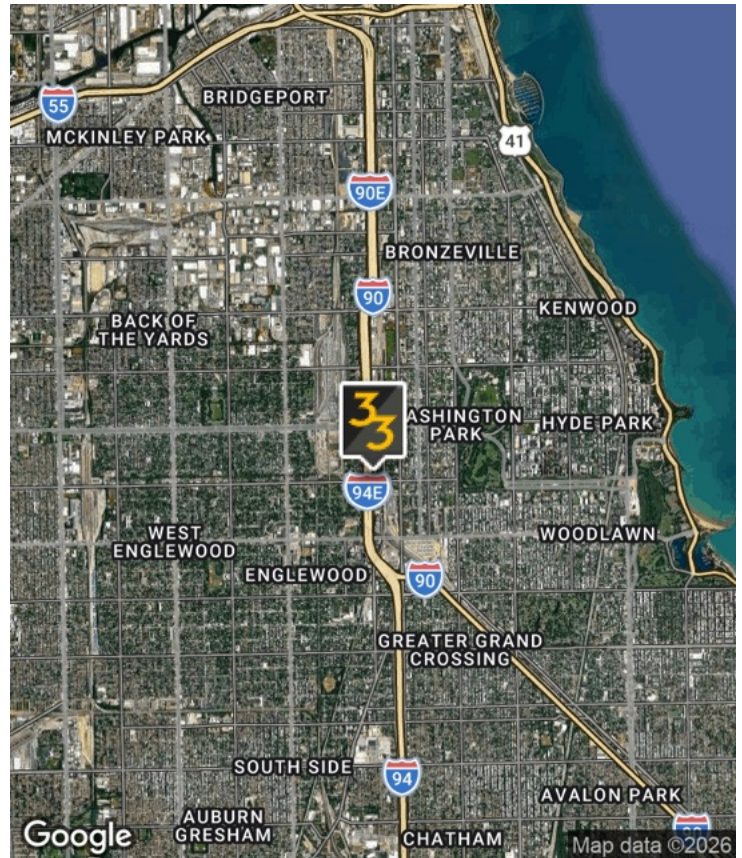
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OFFERING SUMMARY

Sale Price:	\$525,000
Building Size:	7,000 SF
Lot Size:	8,236 SF
Number of Units:	2
Price / SF:	\$75.00
Year Built:	1896
Renovated:	2017
Zoning:	C1-1
Market:	Chicago
Submarket:	Washington Park

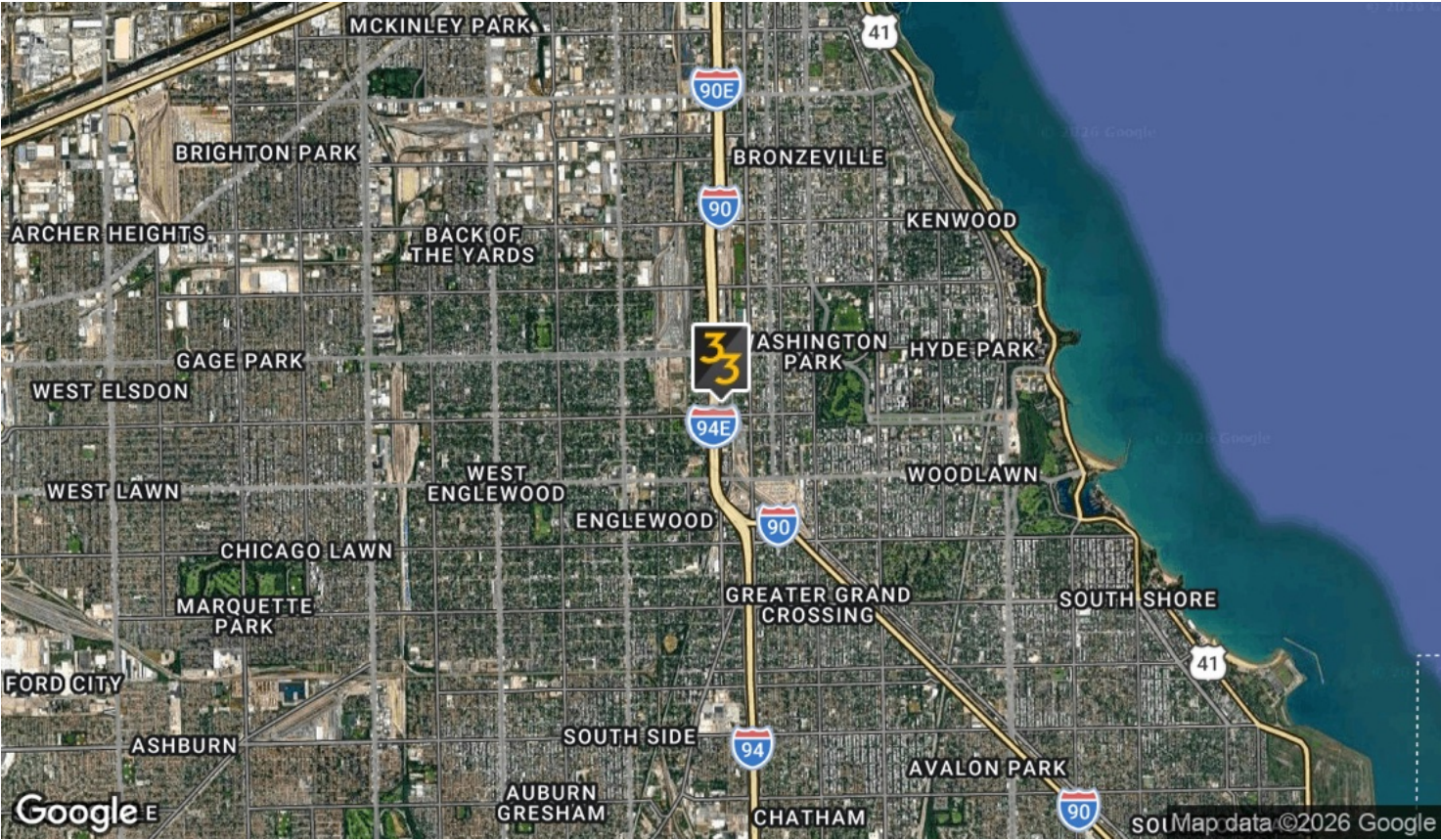
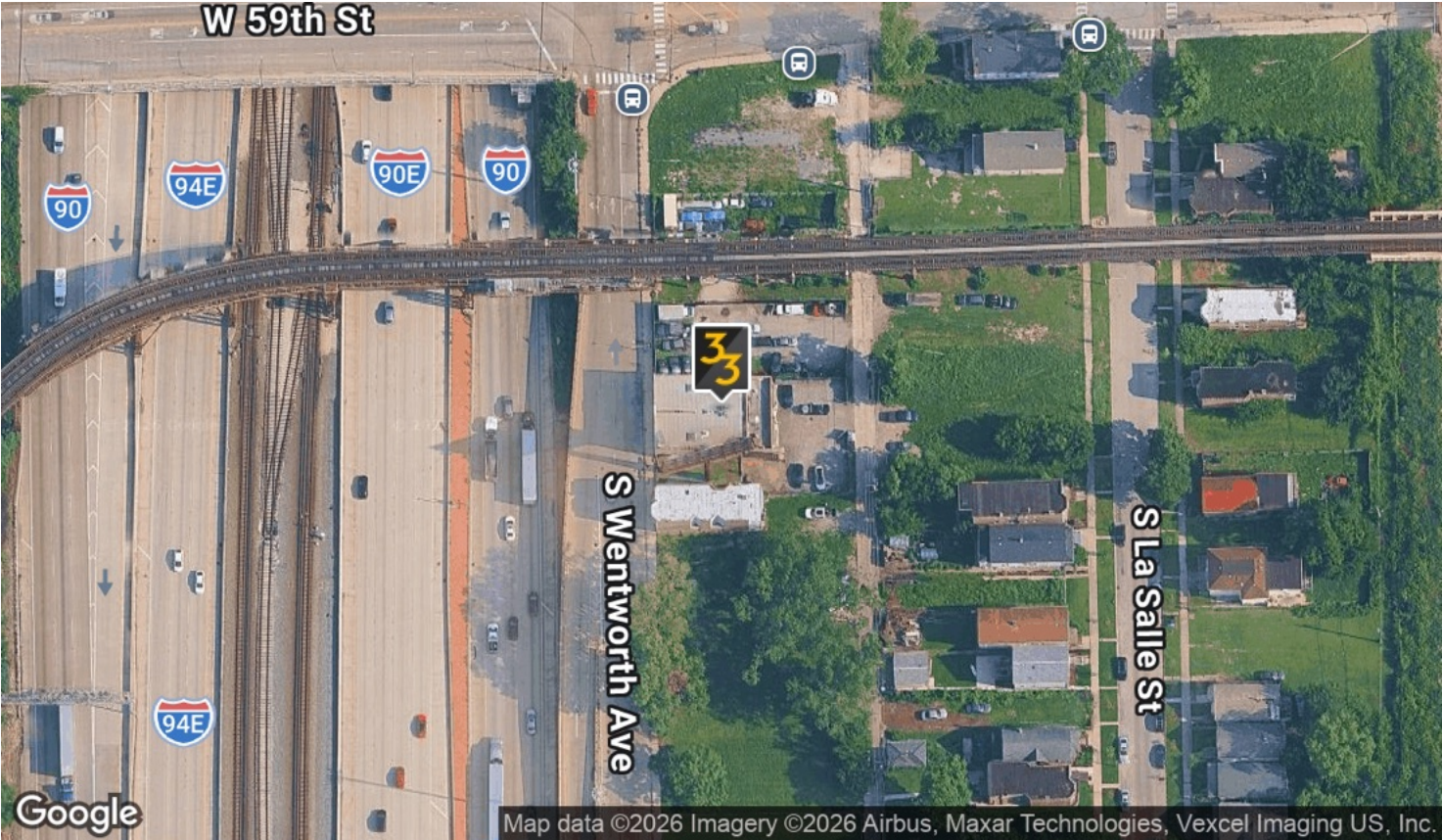
PROPERTY OVERVIEW

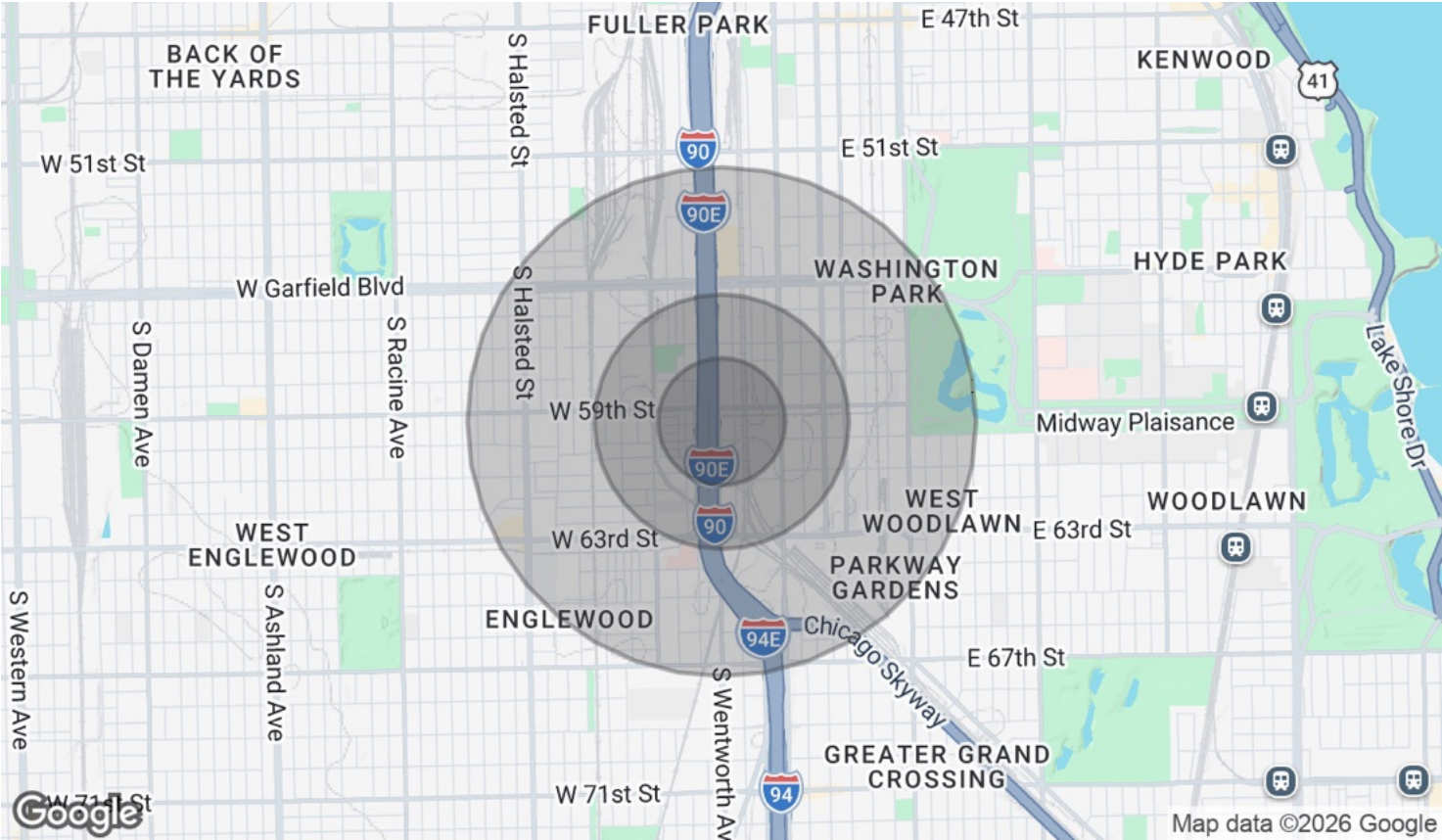
33 Realty is pleased to present for sale 5923-27 S Wentworth, a +/-7,000 SF two-story industrial warehouse and office property in the Washington Park neighborhood of Chicago.

The property was completely gut-rehabbed in 2017 and features two side-by-side duplex first floor warehouse and second floor office units that can alternatively be operated by one tenant / owner-user. The property features two 14' drive-in doors, +/-4,000 SF of first floor warehouse space and +/-3,000 SF of second floor office space.

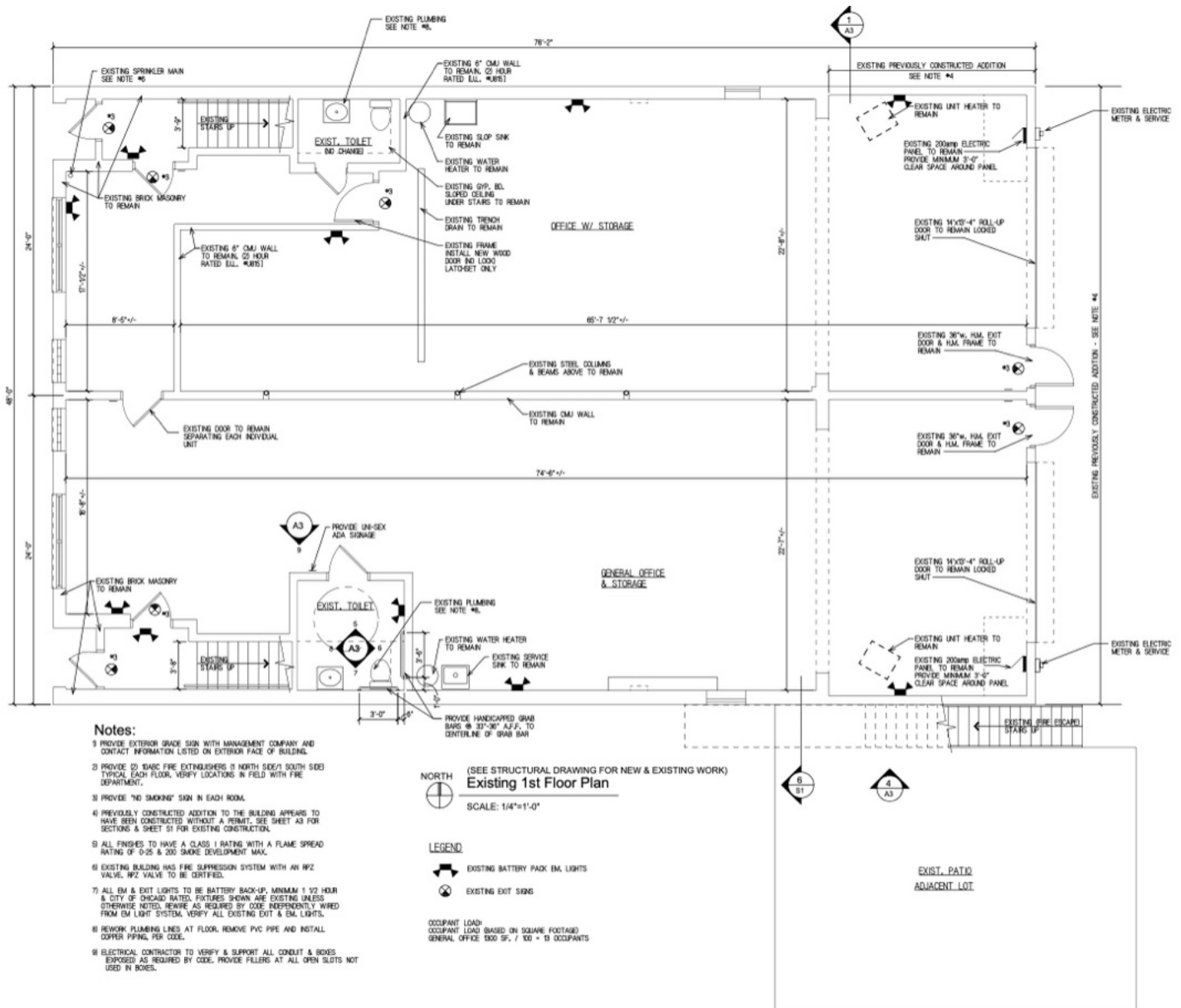
Zoned C1-1, the property is improved with separate utilities, sprinklers throughout, five bathrooms (two full), ample exterior parking, two kitchenettes, conference room, and multiple private offices. 2024 Pay 2025 Taxes = \$6218.70

The property is available for sale for \$525,000





POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	938	5,530	24,459
Average Age	37.1	31.5	34.5
Average Age (Male)	41.7	32.0	33.3
Average Age (Female)	36.2	31.5	34.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	359	2,248	10,219
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$55,742	\$44,537	\$44,560
Average House Value	\$173,911	\$130,807	\$125,373
2023 American Community Survey (ACS)			





- 1) PROVIDE EXTERIOR GRADE SIGN WITH MANAGEMENT COMPANY AND CONTACT INFORMATION LISTED ON EXTERIOR FACE OF BUILDING.
- 2) PROVIDE (2) 10ABC FIRE EXTINGUISHERS (1 NORTH SIDE/1 SOUTH SIDE) TYPICAL EACH FLOOR. VERIFY LOCATIONS IN FIELD WITH FIRE DEPARTMENT.

LEGEND

 EXISTING BATTERY PARK FM LIGHTS

NORTH

NO NEW CONSTRUCTION (ALL EXISTING)
Existing 2nd Floor Plan

SCALE: 1/4"=1'-0"

of

S. WENTWORTH AVENUE



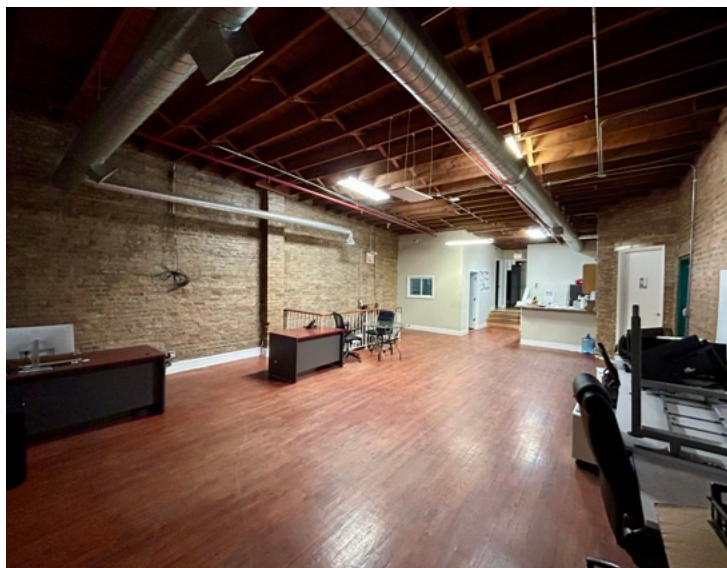
P.S.I. NO. 210923

Field Work Completed	04/27/2021	FLD CREW:	RM/RR
Land Area Surveyed	8,249.9 Sq. Ft.	CAD:	MD
Drawing Revised	REVISED: 05/06/2021		

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
- 4) MONUMENTS WERE NOT SET PER THE CLIENT REQUEST.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.







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PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018 after fortunately becoming acquainted with Sean Connelly. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing in Chicago. He is a proud alumni of DePaul University's Real Estate and Liberal Studies Honors programs. During his time at DePaul, he had the fortune to intern for two of Chicago's most respected real estate firms: R2 Companies & Baum Realty, while also leasing apartments with residential firms "on the side" to fund bar/restaurant tabs and travel.

Prior to joining 33 Realty, Gene had the pleasure to cut his teeth for two years as a multifamily investment sales and retail leasing broker at First Western Properties under Paul Tsakiris' guidance after six years in appraisal/valuation at CBRE, The Butler Burgher Group, and Colliers alongside Chad Bosley and Mike D'Alessandro. As a commercial appraiser, he gained invaluable experience working on varying property types and classes: both institutional and middle-market retail, office, industrial, and multi-family. This diverse background gives him a unique capability to competently service clients across multiple asset types both in sales and leasing.

As a devout and passionate Chicagoan, Gene lives with his beautiful and talented wife Sara, an emergency veterinarian, and four French Bulldogs: Jerry, Elaine, Kramer, and George in Chicago's Wicker Park neighborhood.

EDUCATION

DePaul University 2011 - Real Estate Program

DePaul University - Honors Program - Liberal Studies

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