

## Fact Sheet

Owner	Evolution Power Tools Llc
Address	824 W Superior St Unit B211-B212, Chicago, IL 60642
Price	\$500,000
How many bathrooms?	2
HOA	\$626.24/mo
Assessment Included	Natural Gas
Special Assessment	No
Management Contact	Chicagoland Community Management Markita Williams 312-896-8103 markita.williams@chicagoland-inc.com
Vacant/Owner Occupied?	Vacant
Please complete the following details if the property is tenant-occupied.	
Lease info	Tenant Name(s) Lease Start Date Lease End Date Monthly Rent Security Deposit Amount Lease Type (month-to-month or fixed term) Rent Payment Status (current/past due) Included Utilities Tenant Contact Information (if appropriate)
Property Type	Commercial Office Condo
Zoning	C2-5
Zoning allows for a wide variety of uses: business/financial services, small medical practice, education/tutoring, artist live/work, health/wellness services, etc.	
Year Built	2004
Building Size (total sq ft)	2200 SF
Number of Units	2
PIN	17082100131012 (B212) 17082100131011 (B211)

	17082100111080 (Parking)
Taxes	B:212 2024: \$8,715.29 B:211 2024: \$8,564.00 Parking 2024: \$659.91 ----- Total: \$17,939.20
Parking Info	One garage spot included P40 deeded Indoor Parking: Attached, Heated
Three private offices, conference room, kitchenette, ample open office space, two balconies and private bathrooms. Hard wired Ethernet and keyless entry.	
Appliances Included	Refrigerator, Microwave, Dishwasher, Smart lock, Smart Thermostat
Age of Appliances	7
Is there central AC?	Yes, Central Air, Central Individual
Heat/Ventilation:	Central Heat/Indiv Controls
Misc. Inside:	Elevator Passenger, Employee Kitchen, Accessible Entrance, Private Restroom/s, High Speed Comm Circuits
Other Details:	Floor 1: garbage chute and recycling Basement: parking spot, no storage at all
Total Annual Exp.	Natural gas is covered by HOA.  ComEd is \$1,200-\$1,500 a year  Google fiber 1Gig internet service is available for \$100/month > \$1,200 year