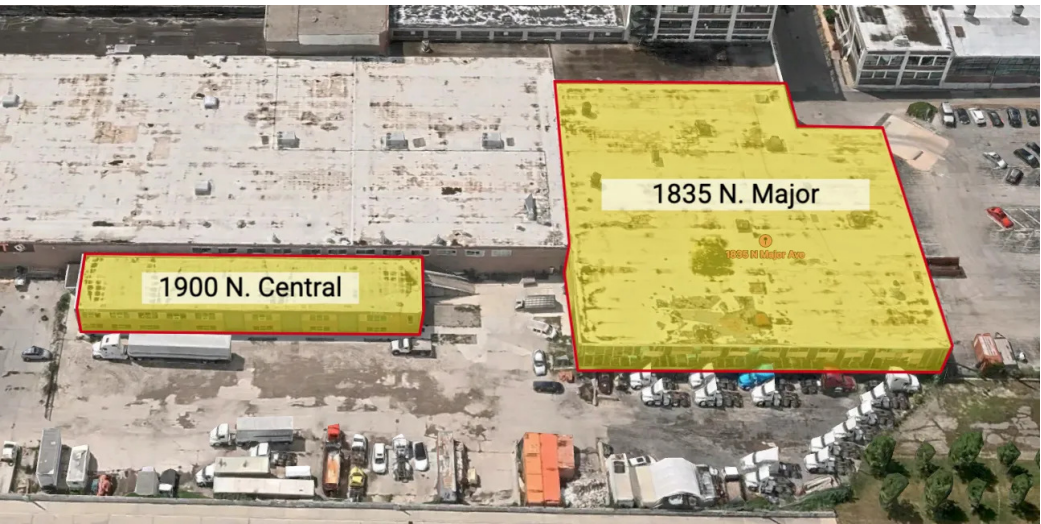


Two Building Portfolio Sale

1835 North Major Avenue, Chicago, IL 60639



Property Description

Troy Realty is please to have the opportunity to present two vacant buildings for sale. 1835 N Major and 1900 N Central Ave.

The buildings together amount to approximately 42,000 SF situated on 1.7 acres of land. 1835 N Major is a +/- 35,000 SF warehouse building. Building 1835, features access to an interior loading, dock 18' clear height, finished office area, and dour drive in doors. Building 1900 Central was recently renovated and features three drive in doors, two office areas, and is approximately 7,000 SF and 16' clear height.

The building at 1835 N Major, did experience a fire recently, and the roof on the building will need to have extensive repair/replacement work completed.

Offering Summary

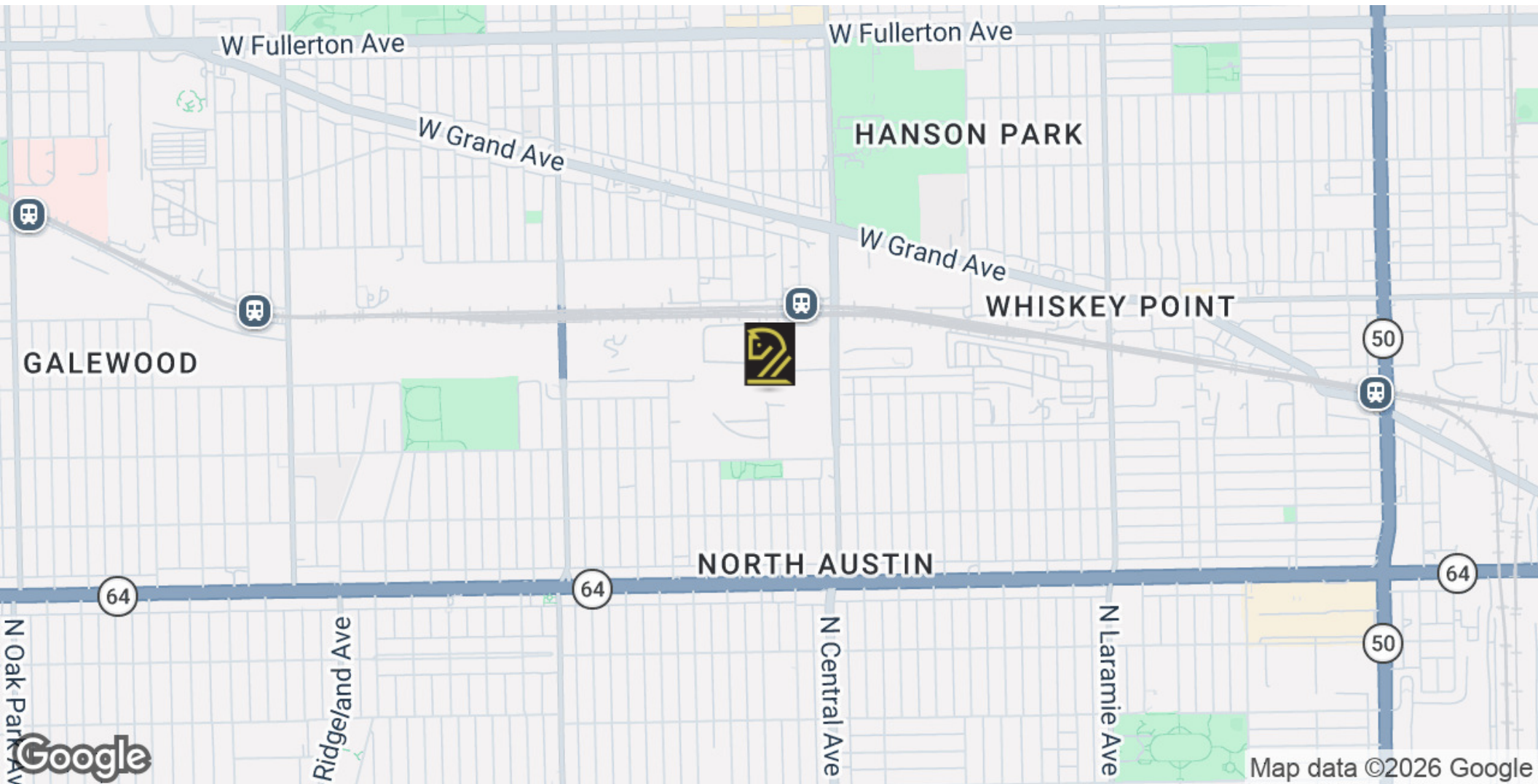
Sale Price:	Subject to Offer	
Number of Buildings:	2	
Lot Size:	74,317 SF	
Building Size:	1835 Major	35,000 SF
	1900 Central	7,000 SF
Zoning	M1-2	
Loading	Seven drive-in-doors, One interior loading dock	

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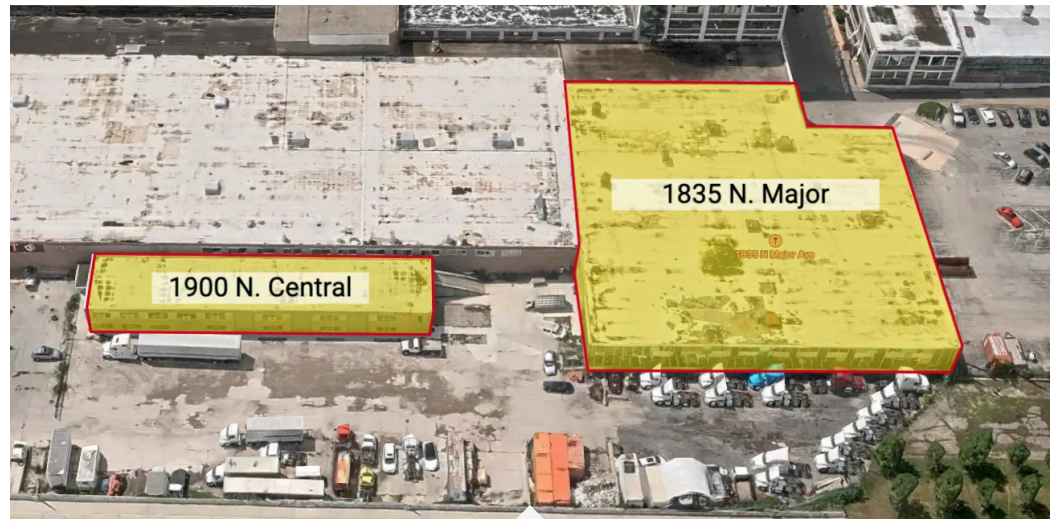


Building Name	Two Building Portfolio Sale
Property Type	Industrial
Property Subtype	Manufacturing
APN	13-32-400-057-0000, 13-32-400-056-0000, 13-32-400-051-0000
Building Size	42,000 SF
Lot Size	74,317 SF

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The building at 1835 N Major, did experience a fire recently, and the roof on the building will need to have extensive repair/replacement work completed.



- Two Buildings (1835 N Major & 1900 Central)
- 1.7 Acres of land
- 1835 Major: 35,000 RSF
- 1900 Central: 7,000 RSF (extensive rehab completed in recent years)
- Value Add potential

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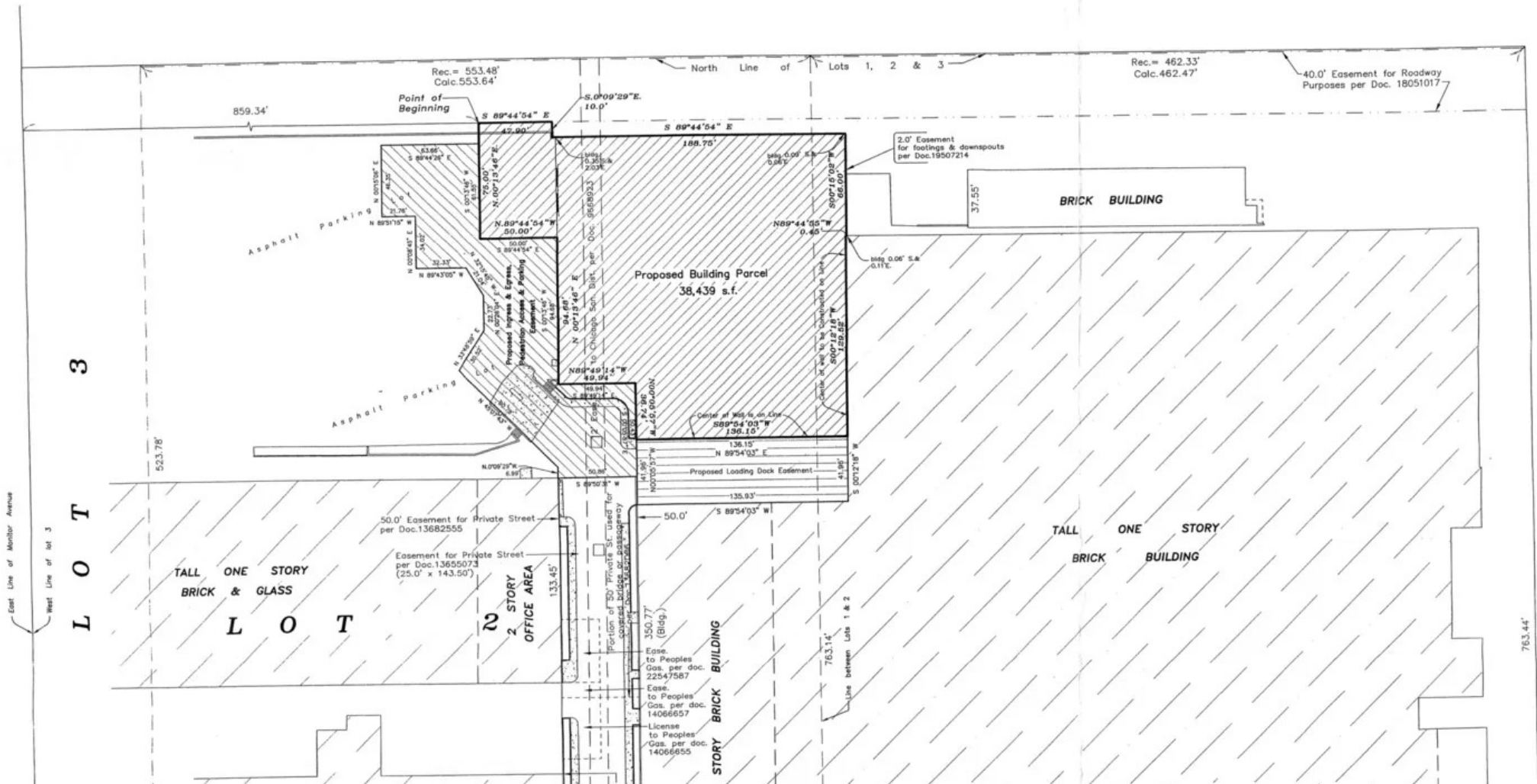
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Two Building Portfolio Sale

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AVENUE



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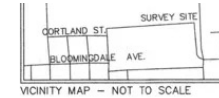
Two Building Portfolio Sale

1835 North Major Avenue, Chicago, IL 60639

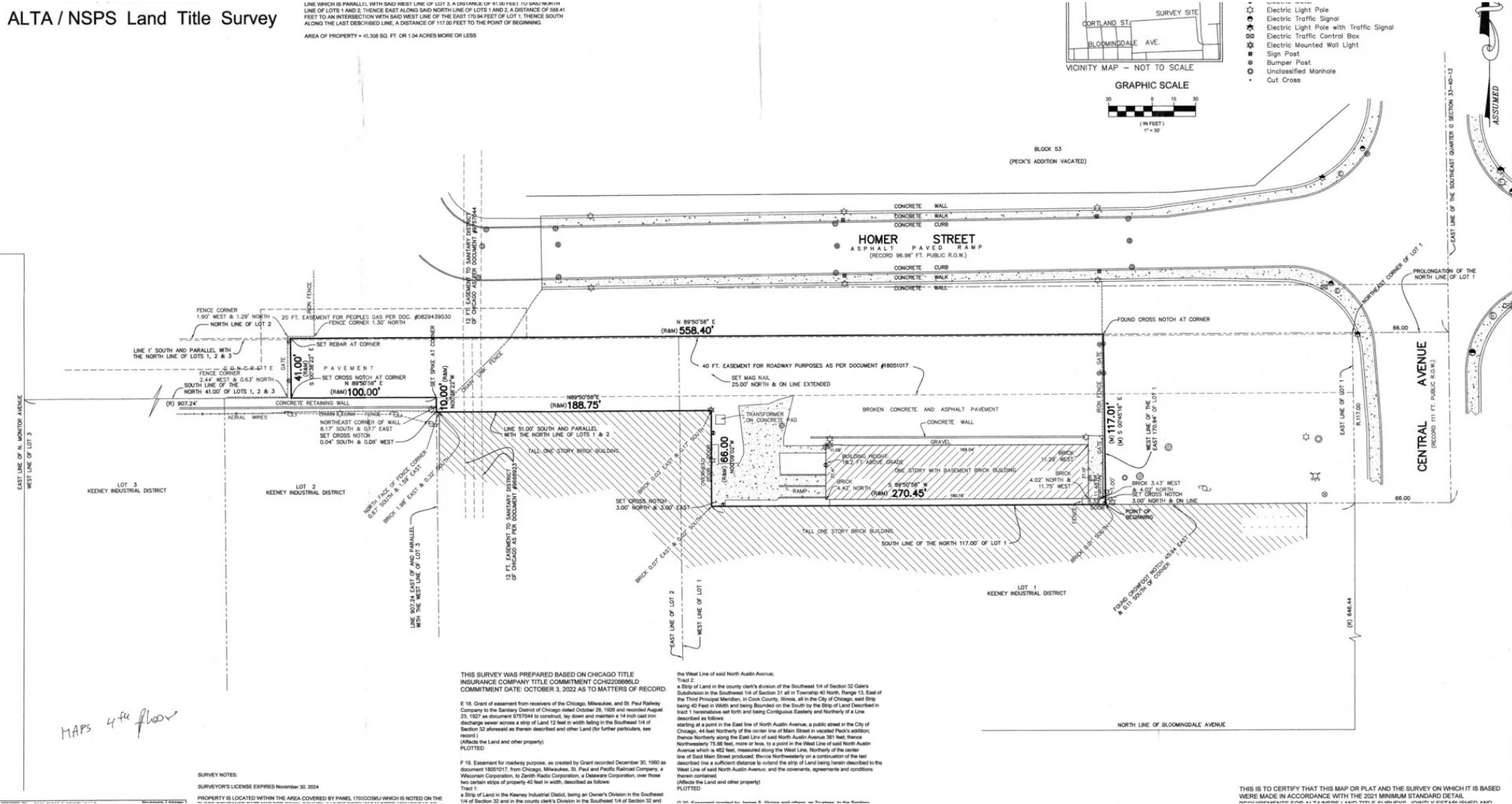


ALTA / NSPS Land Title Survey

LINE WHICH IS PARALLEL WITH SAID WEST LINE OF LOT 3, A DISTANCE OF 41.00 FEET TO SAID NORTH LINE OF LOTS 1 AND 2, THENCE EAST ALONG SAID NORTH LINE OF LOTS 1 AND 2, A DISTANCE OF 338.41 FEET TO AN INTERSECTION WITH SAID WEST LINE OF THE EAST 70.00 FEET OF LOT 1, THENCE SOUTH ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 117.00 FEET TO THE POINT OF BEGINNING.
AREA OF PROPERTY = 45,308 SQ. FT. OR 1.04 ACRES MORE OR LESS



- Electric Light Pole
- Electric Traffic Signal
- Electric Light Pole with Traffic Signal
- Electric Traffic Control Box
- Electric Mounted Wall Light
- Sign Post
- Bumper Post
- Unclassified Manhole
- Cut Cross



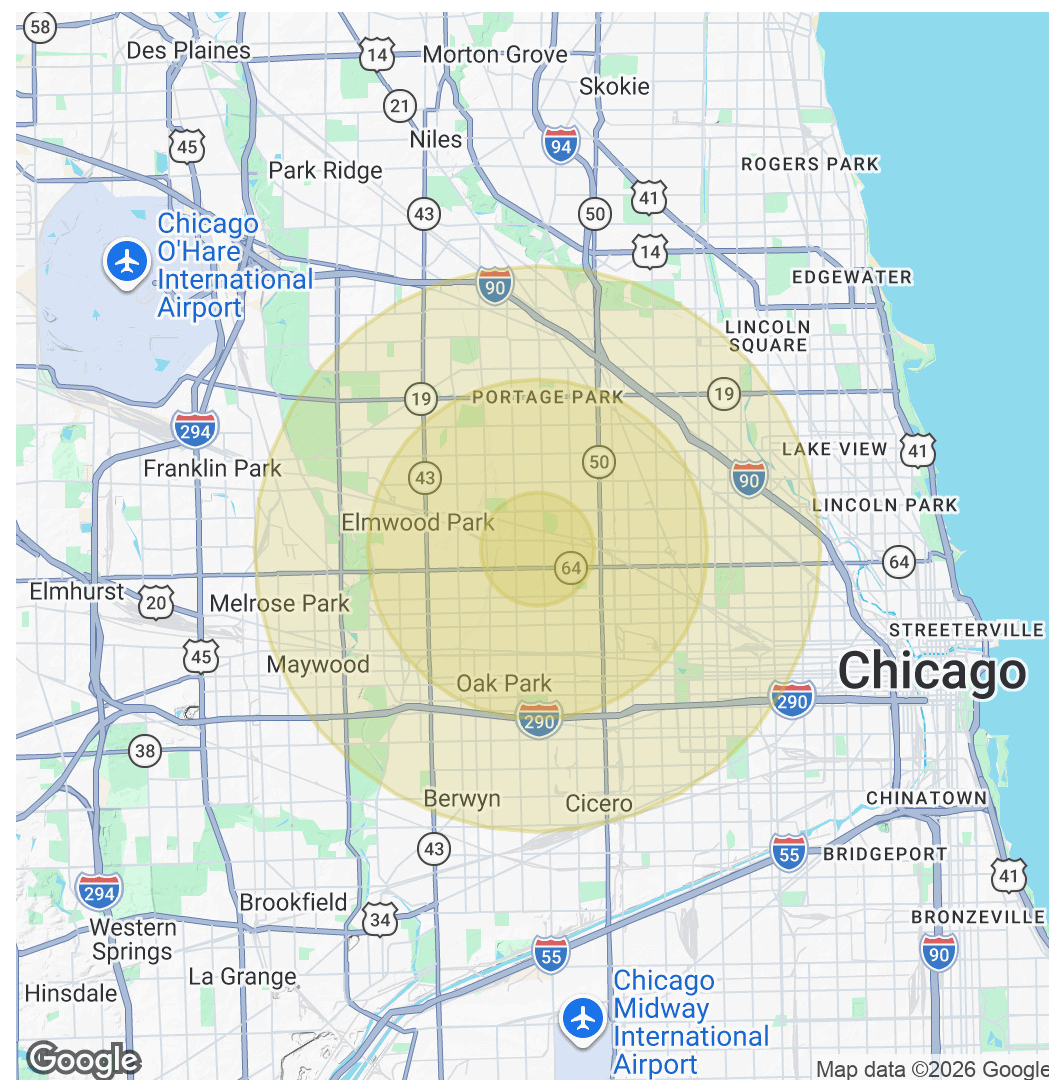
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Population	1 Mile	3 Miles	5 Miles
Total Population	54,356	423,753	1,011,668
Average Age	37.1	37.5	37.2
Average Age (Male)	34.5	36.2	36.4
Average Age (Female)	37.6	38.1	37.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	17,078	153,993	386,903
# of Persons per HH	3.2	2.8	2.6
Average HH Income	\$84,604	\$96,446	\$109,873
Average House Value	\$284,750	\$358,704	\$404,438

2023 American Community Survey (ACS)



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