

Skokie - Chicago Northwest Suburb

OFFICE/RETAIL/MEDICAL SPACE FOR SALE

TWO BUILDINGS FOR SALE WITH PARKING

3841-3855 Oakton St.



1. The corner building 3855 Oakton is a ground level, one story building formerly occupied by large commercial accounting firm. 5,600 square feet. Build out includes 9 private offices with full height walls, reception area, conference room and large sit in kitchen. Drive in, interior garage parking space for one car or maximize and use as interior loading/unloading dock.
2. 3841 Oakton is also ground level with storefront exposure and great loading capabilities in the rear. Total square footage is approximately 7,000 square feet and is currently occupied by two separate tenants. This could be used as expansion space for your business as tenant's leases expire. Building in great condition with general office type finishes.
3. The two buildings are separated by a paved parking lot 60 X 120.

Skokie

Skokie offers a wide variety of shopping experiences, including Westfield Old Orchard, Village Crossing and the quaint shops in Downtown Skokie. Through thoughtful planning and an overall spirit of cooperation, Skokie has grown into a thriving center of commerce. Skokie's combination of industrial activity, retail sales, office/research firms and extensive professional services is virtually unparalleled in suburban Chicago. There are nearly 50,000 jobs provided by Skokie's extensive business sector.

	3841-3855 Oakton St.
Size	5,600 S.F.
Zoning	B-2
Price	\$1,695,000 (Real Estate Sale)



For additional information or to schedule a showing contact:
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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2009 Male Population	9,122	125,202	325,508
2009 Female Population	9,609	133,004	335,248
2009 Total Population	18,731	258,206	660,756
2009 Total Households	6,528	99,264	261,497
Housing			
2000 Total Housing Units	6,282	100,266	272,746
Income			
2009 Median Household Income	\$58,857	\$53,173	\$49,832
2009 Per Capita Income	\$28,787	\$31,789	\$32,065
2009 Average Household Income	\$82,599	\$82,690	\$81,022

Nearby Businesses

Home Depot
 Shred Shop Skateboards
 7 Eleven
 Cagan Realty Management
 Pet Smart
 Dunkin Donuts
 CTA Headquarters

Highlights

Rare opportunity! Property consists of two separate well-maintained one story brick buildings separated by a paved parking lot. Total land square footage is approximately 23,128 square feet. Great exposure with corner visibility for your business on busy Oakton street. Each building ideal for a variety of different uses including medical, retail and general office type use

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 729 8-30-10

Map

On the South side of Oakton Street Between East Prairie Road and Hamlin Avenue

