

LISTING INFO

Date:	April 1, 2011
Agent(s) Responsible	Rick Loarie Cell phone: 312-735-0692 Email: RICK@KUDANGROUP.COM Office: 312-575-0450 ext. 16
Is this Confidential?	NO
Sale or Lease	SALE
Property Data	
Address	3841 – 3855 Oakton, Skokie
City, Zip Code	Skokie, IL 60076
Area	Skokie
County	Cook
Sale Price	\$1,695,000
Property Description	<p>New listing offered exclusively by Kudan Group Inc. 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.</p> <p>Great exposure with corner visibility for your business on busy Oakton street.</p> <p>Each building ideal for a variety of different uses including medical, retail and general office type use.</p> <p>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.</p> <p>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.</p>

No representation is made as to the accuracy of this information. This information is subject to errors, omissions, prior sale or withdrawal without notice.

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	<p>This could be used as expansion space for your business as tenant's leases expire. Building in great condition with general office type finishes.</p> <p>3. The two buildings are separated by a paved parking lot 60 X 120.</p>
Taxes	<p>3841 Oakton PIN#10-26-101-006-0000 \$6,375.85</p> <p>3843- 3855 Oakton PIN#10-26-101-053-0000 \$85,490.51</p>
Stories	One, ground level entrance
Parking Lot	60 x 120
Zoning	B-2
A/C & Heat	Separate roof units
Electric (amps)	200
Type of Roof & Age	Metal - newer
Type of Basement	None
Photos	Photos of property are available at www.loopnet.com & www.kudangroup.com
Nearby Businesses	Home Depot, Shred Shop Skateboards, 7-11 Convenience, Cagan Realty Management, Pet Smart, Dunkin Donuts, CTA Headquarters
Location Description	Great location in the Northern Suburb of Skokie, Illinois. Located on Oakton street, between McCormick boulevard and Crawford ave. Only 2 miles from 90/94 highway. Affluent neighboring towns include Wilmette, Evanston, Niles and Glenview. High exposure and visibility location on busy Oakton.
Cross Streets	Oakton and Crawford

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