



Office/Tech

MLS #: **10566079** Status: **ACTV** CTGF:
Rent Price: Lease Type: List Price: **\$260,000**
Rented Price: Contract: Sold Price:
Est. CAM/SF: **\$2,200** Est. Tax/SF: Closed Date:
Listing Market Time: **45**

Property Location

Address: **5533 W 25th St**
City: **Cicero** Zip: **60804** Area #: **650**
Subdivision:
Corporate Limits:
County: **Cook** Township: Yr. Built: **1942**
Parcel ID#: **1628124010000** Multiple PIN: **No**
Coordinates:
Directions: **West of Laramie and East of Central Ave. North of 26th street.**

Property Description

Approximate Age: **Older** Information: **Short Notice OK, Show-Special Instructions, No Sign on Property**
Air Conditioning: **Central Air** Known Encumbrances:
Backup Package: Location: **Corner, Mixed Use Area**
Client Needs: Misc. Inside:
Client Will: Misc. Outside:
Construction: **Brick** Type Ownership: **Land Trust**
Current Use: **Commercial, Office and Research** Indoor Parking:
Water Drainage: Outdoor Parking:
Docks: Possession: **Closing**
Electrical Svcs: **Circuit Breakers** Potential Use: **Office and Research**
Building Exterior: **Brick** Roof Coverings:
Floor Finish: **Carpet** Roof Structure:
Foundation: **Concrete** Tenant Pays: **Other**
Fire Protection: **Alarm Monitored, Fire Extinguisher/s** Terms: **Conventional, Cash Only**
Frontage Acc: **City Street** Utilities To Site:
Heat/Ventilation: **Forced Air** Geographic Locale: **Southwest Suburban**

Remarks: **Property located in the prime Cicero commercial and Mixed used area. Conveniently situated next to park at the intersection of Central & 25th Street. This property has 4 off street parking spaces located at the rear of building.+ the convenience of off street parking. Centrally located minutes from I-55 and I-290. This well maintained building has been recently renovated in the last 9 years and offers 10 offices that are fully equipped with Ethernet data wiring throughout. Uses for this property would include retail/storefront, medical, insurance office, light industrial and light distribution. Come and see all the potential and possibilities for your business. A Must See Property!**

Broker Information

Special Comp. Info.: **None** Listing Type:
Co-Operative Compensation: **AS A PERCENTAGE OF THE NET SALE PRICE. THE NET SALE PRICE IS THE GROSS SALE PRICE MINUS AMOUNTS TO BE CREDITED OR PAID TO THE BUYER, AS REFLECTED IN THE INITIAL SALES CONTRACT.**

Other Compensation:
Broker: **At Home Realty Partners LLC**
Agent: **Martha Orozco**

CoList Broker:
Agent E-mail: **martha@realtyathome.com**
Office URL:

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

Prepared By: Martha Orozco | At Home Realty Partners LLC | Cell: (630) 263-6211 | Email: martha@realtyathome.com | 12/18/2019 08:50 PM