

VACANT RETAIL BUILDING

8267 SOUTH ROBERTS ROAD | BRIDGEVIEW, IL



AUCTION DATES | DECEMBER 3rd - 5th, 2018

Property showing will be held on November 15th from 10am-12pm

OVERVIEW

Transwestern, in conjunction with Ten-X.com, is pleased to offer for sale a 2,400-square-foot building, with full basement and adjacent parking lot, situated on .65 acres of land located at 8267 South Roberts Road in Bridgeview, Illinois. The property is a former bank branch and is perfect for a user or a value add investor.

The subject property is located on the NEC of West 83rd Street and South Roberts Road. The vacant bank branch contains 22 parking spaces, three drive-thru lanes and one ATM lane. Nearby businesses include restaurants and auto related shops. Other area land uses include two to three story apartment buildings and single-family homes. The annual real estate taxes for this property are \$27,879.

Bidders are encouraged to review the documents provided on the auction site, which will be updated periodically. This asset is being offered as-is and free and clear of any debt encumbrances. The auction will take place December 3rd - 5th, 2018 via Ten-X.com.

INVESTMENT HIGHLIGHTS

AUCTION WEBSITE	https://bit.ly/2EaoR1w
BUILDING SIZE	2,400 SF
LAND AREA	.65 Acres
YEAR BUILT	1976
ZONING	C (Commercial)
NUMBER OF STORIES	1 (plus 2,400 SF basement)
CONSTRUCTION	Brick
REAL ESTATE TAXES	\$27,879
TRAFFIC COUNTS	18,600 vpd on South Roberts Street
PARKING	22 Spaces

DEMOGRAPHIC SNAPSHOT	1 MILE	2 MILE	3 MILE
Population	19,032	56,549	105,583
Average HH Income	\$69,476	\$72,713	\$73,635
Median HH Income	\$54,410	\$56,541	\$57,626
Daytime Population	4,334	17,502	46,349

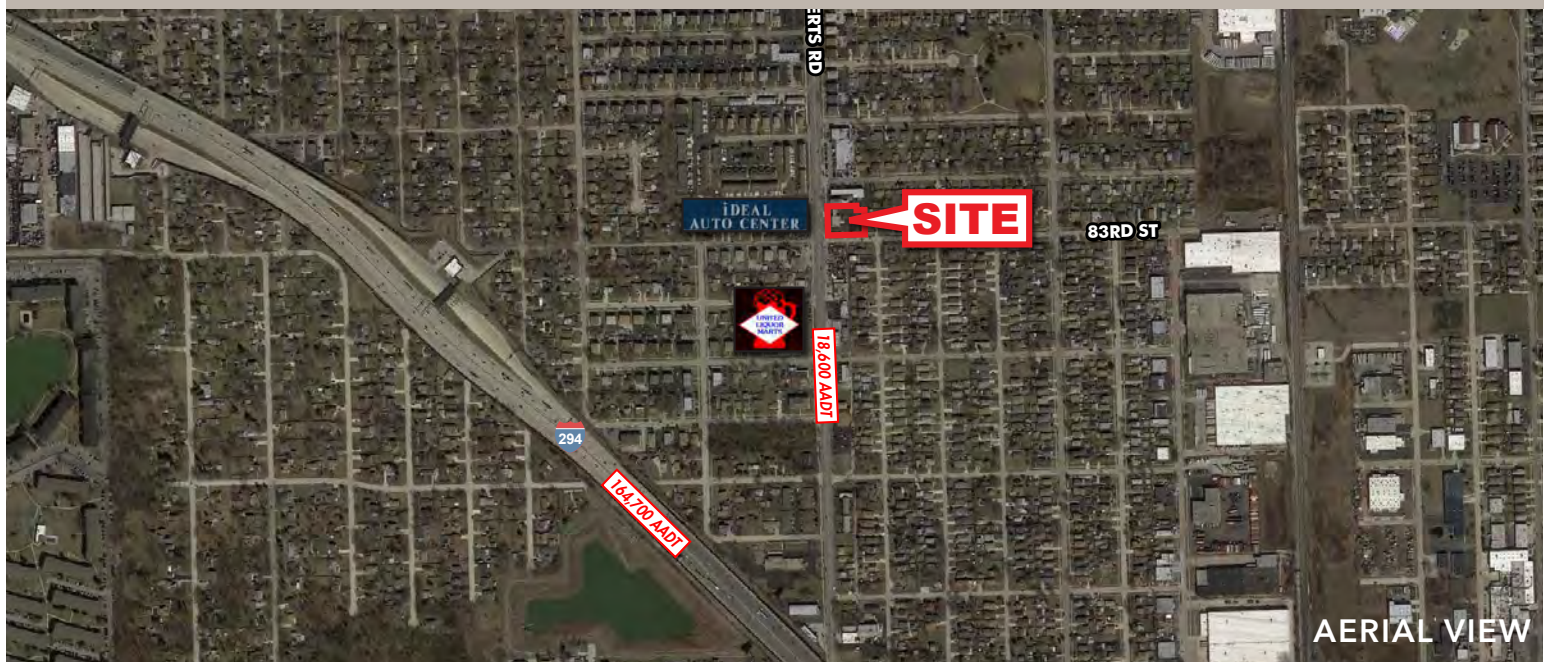


AUCTION GUIDELINES

Auction Dates: December 3rd - 5th, 2018

Property Website: <https://bit.ly/2EaoR1w>

Price	The Property is being offered via Ten-X.com subject to a minimum bid.
Register	Register with Ten-X.com prior to the auction. As part of the registration process, bidders will be required to place a deposit and provide proof of funds. A Ten-X representative is available to assist with the registration process.
Due Diligence	The Property is being sold on an as-is basis. Bidders must complete their due diligence review prior to the auction. Due diligence materials are available on the property website.
Property Tours	Bidders are encouraged to attend an open house at the Property. Open house dates will be posted on the website. Additional Property showings may be arranged if needed.
Financing	All offers must be cash offers. There will be no financing contingency.
Purchase and Sale Agreement	Bidders are encouraged to review the Purchase and Sale Agreement on the website prior to the auction. This document must be executed by the winning bidder and no changes to this document will be permitted.
Closing	Closing typically occurs within 30 days after the auction. Please refer to the Purchase and Sale Agreement for the specific closing schedule.



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