

# VACANT RETAIL BUILDING

7600 WEST 63<sup>RD</sup> STREET | SUMMIT, IL



**AUCTION DATES | DECEMBER 3<sup>RD</sup> - 5<sup>TH</sup>, 2018**

*Property showing will be held on November 15<sup>th</sup> from 1pm-3pm*

## OVERVIEW

Transwestern, in conjunction with [Ten-X.com](http://Ten-X.com), is pleased to offer for sale a 4,759-square-foot building, with adjacent parking lot, situated on .70 acres of land located at 7600 West 63<sup>rd</sup> Street in Summit Illinois. The property is a former bank branch and is perfect for a user or a value add investor.

The village of Summit is located immediately southwest and adjacent to the city of Chicago. Archer Road and Harlem Avenue running north-south and 63<sup>rd</sup> Street running east-west, represent the major business thoroughfares in town. The immediate area has many local, regional and national tenants including Family Dollar, BMO Harris Bank, Marquette Bank, Dunkin Donuts and Portillos.

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 3<sup>rd</sup> - 5<sup>th</sup>, 2018 via [Ten-X.com](http://Ten-X.com).

## INVESTMENT HIGHLIGHTS

<b>AUCTION WEBSITE</b>	<a href="https://bit.ly/2C7kgu7">https://bit.ly/2C7kgu7</a>
<b>BUILDING SIZE</b>	4,759 SF
<b>LAND AREA</b>	.70 Acres
<b>YEAR BUILT</b>	1952
<b>ZONING</b>	B-1 (Limited Business)
<b>NUMBER OF STORIES</b>	1
<b>CONSTRUCTION</b>	Masonry
<b>REAL ESTATE TAXES</b>	\$34,260
<b>TRAFFIC COUNTS</b>	15,100 vpd on West 63 <sup>rd</sup> Street
<b>PARKING</b>	37 Spaces

DEMOGRAPHIC SNAPSHOT	1 MILE	2 MILE	3 MILE
<b>Population</b>	12,529	42,553	110,477
<b>Average HH Income</b>	\$69,239	\$77,772	\$75,171
<b>Median HH Income</b>	\$55,479	\$62,447	\$59,730
<b>Daytime Population</b>	7,270	21,468	51,669

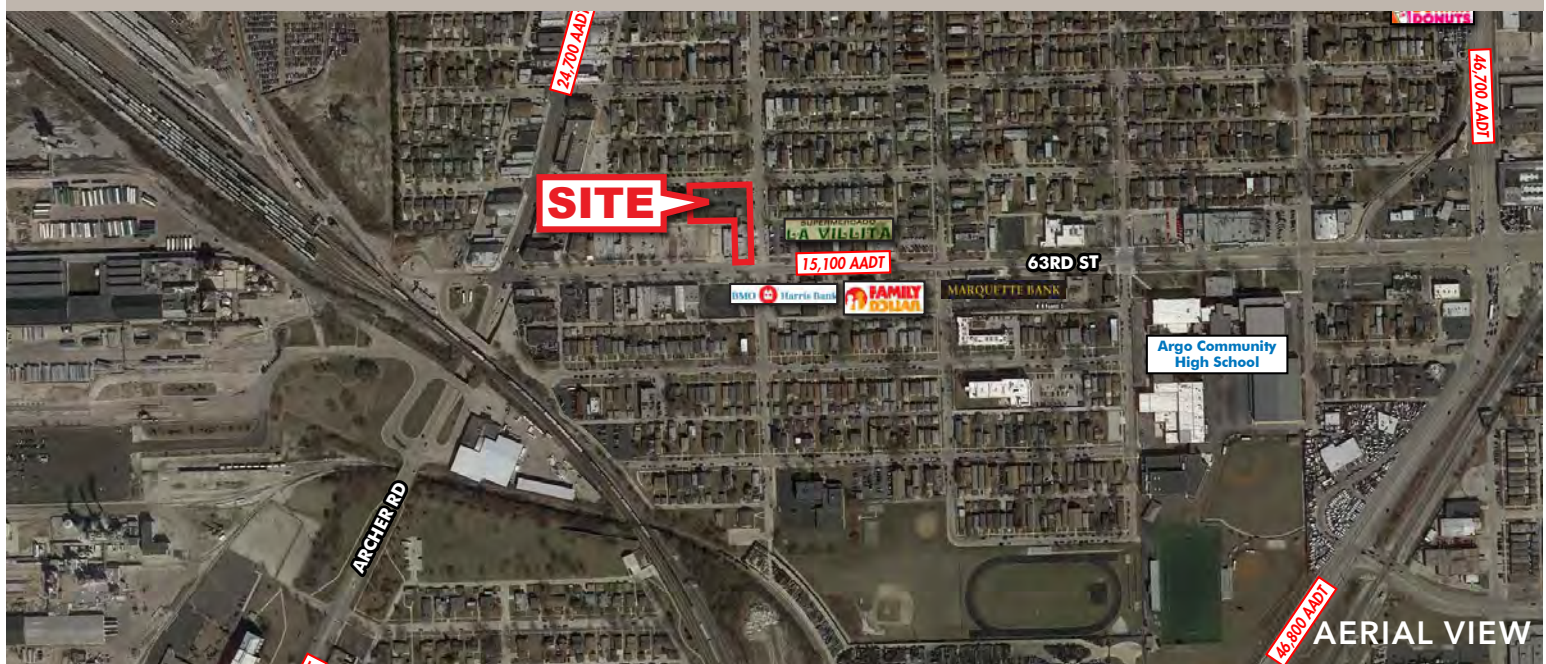


# AUCTION GUIDELINES

Auction Dates: December 3<sup>rd</sup> - 5<sup>th</sup>, 2018

Property Website: <https://bit.ly/2C7kgu7>

<b>Price</b>	The Property is being offered via <a href="http://Ten-X.com">Ten-X.com</a> subject to a minimum bid.
<b>Register</b>	Register with <a href="http://Ten-X.com">Ten-X.com</a> 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.
<b>Due Diligence</b>	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.
<b>Property Tours</b>	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.
<b>Financing</b>	All offers must be cash offers. There will be no financing contingency.
<b>Purchase and Sale Agreement</b>	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.
<b>Closing</b>	Closing typically occurs within 30 days after the auction. Please refer to the Purchase and Sale Agreement for the specific closing schedule.



## CONTACT INFORMATION:

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