

**10,000 SF OFFICE BUILDING FOR SALE**  
**DIRECT ACCESS TO I-94 AND JUST WEST OF OLD ORCHARD**



High visibility office building for sale in Skokie. High traffic Golf Road sees 23,000 vehicles per day. This is an amazing location with direct access to I-94 and just west of Westfield Old Orchard shopping mall (150 stores anchored by Nordstrom, Macy's, and CMX Cinemas). The site includes 32 parking spaces. Layout includes over a dozen private offices, lab space, IT room, reception area, open areas, conference room, kitchen, etc. Neighboring businesses include TeaRex Bubble Tea Café, Old Orchard Nissan, The Lock Up Self Storage and Jiffy Lube.

<b>Sale Price:</b>	\$1,399,000
<b>Building Size:</b>	±10,000 SF
<b>Land Size:</b>	±21,600 SF (0.50 AC)
<b>Parking:</b>	32 spaces
<b>Zoning:</b>	B-2
<b>Taxes (2023):</b>	\$53,146.05
<b>PIN#s:</b>	10-16-103-(001 through 005)-0000



MJ WEINBERGER

847-334-2587

MJ@STRAUSSREALTY.COM

**STRAUSS REALTY, LTD.**  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
OFFICE PHONE: 773-736-3600

### Local Retail & Amenities



### Demographics

#### Households



1 Mile: 7,049  
 3 Miles: 52,924  
 5 Miles: 156,641

#### Average Household Income



1 Mile: \$96,191  
 3 Miles: \$132,072  
 5 Miles: \$127,087

#### Total Population



1 Mile: 18,976  
 3 Miles: 149,478  
 5 Miles: 426,879



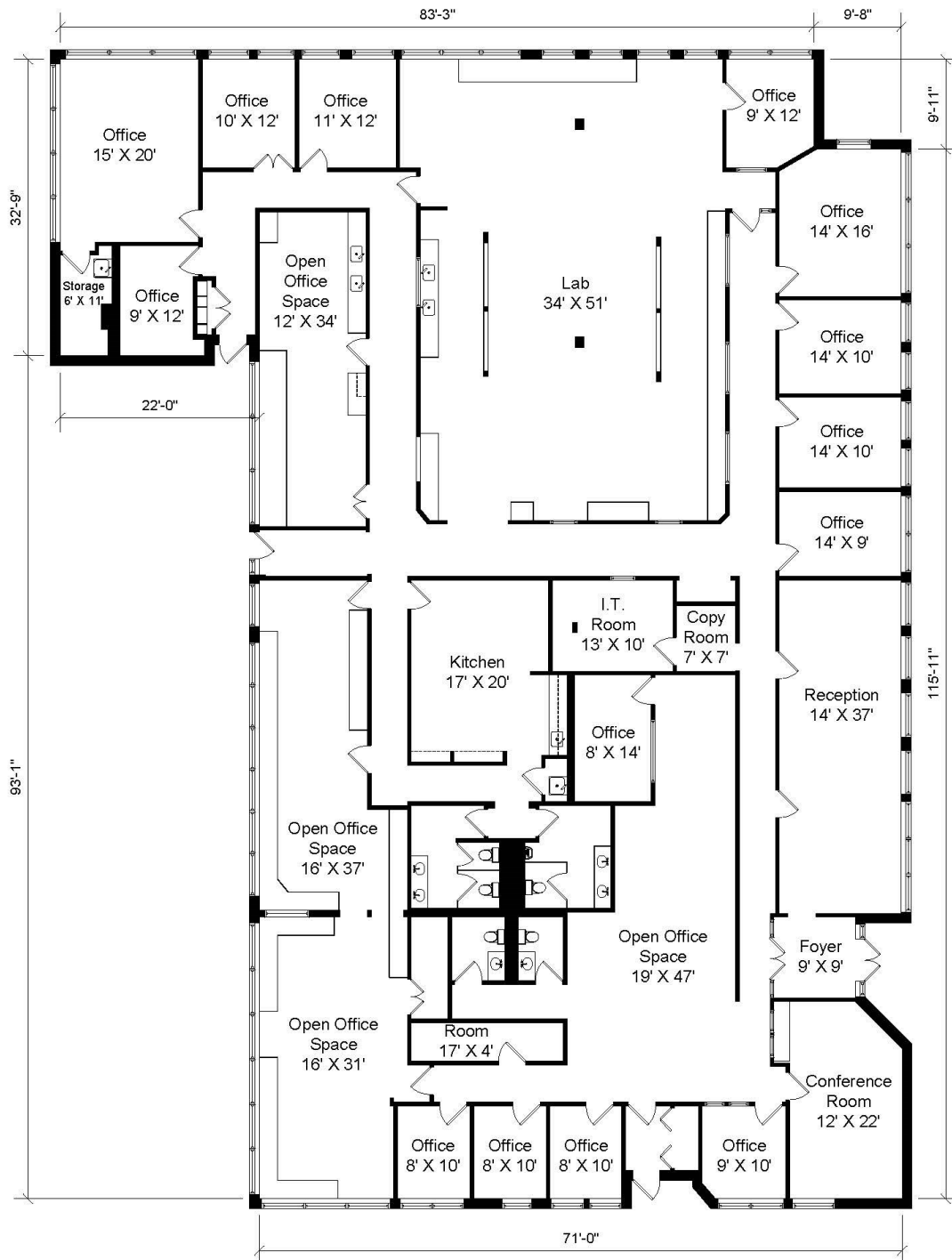
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### FLOOR PLAN



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