

For Sale or Lease
±24,950 SF Commercial Property on Grand

7829-39 W. Grand Ave.
Elmwood Park, IL 60707



Take advantage of this rare opportunity to acquire a large corner commercial property along Grand Avenue in Elmwood Park. Property is zoned commercial with a large storefront and warehouse spaces. Great opportunity for dealership, automotive repair or other retail use.

East Unit (±16,950 SF)

Retail/office showroom area and warehouse section.

West Unit (±8,000 SF)

Warehouse and Office unit. Available for Demo to add parking.

SALE PRICE: ~~\$1,679,000~~ \$1,440,000
LEASE PRICE: \$12 PSF, Modified Gross
BUILDING SIZE: ±24,950 SF
(Divisible to ±8,000 SF)
CLEAR HEIGHT: 15' to Deck
26' to middle of Barrel Truss
DRIVE-IN DOORS: 5
ZONING: C1
PARKING: Street parking in front and side streets
TAXES (2023): \$90,751.09
PINs: 12-25-321-(004 through 009)-0000

CONTACT

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mj@straussrealty.com



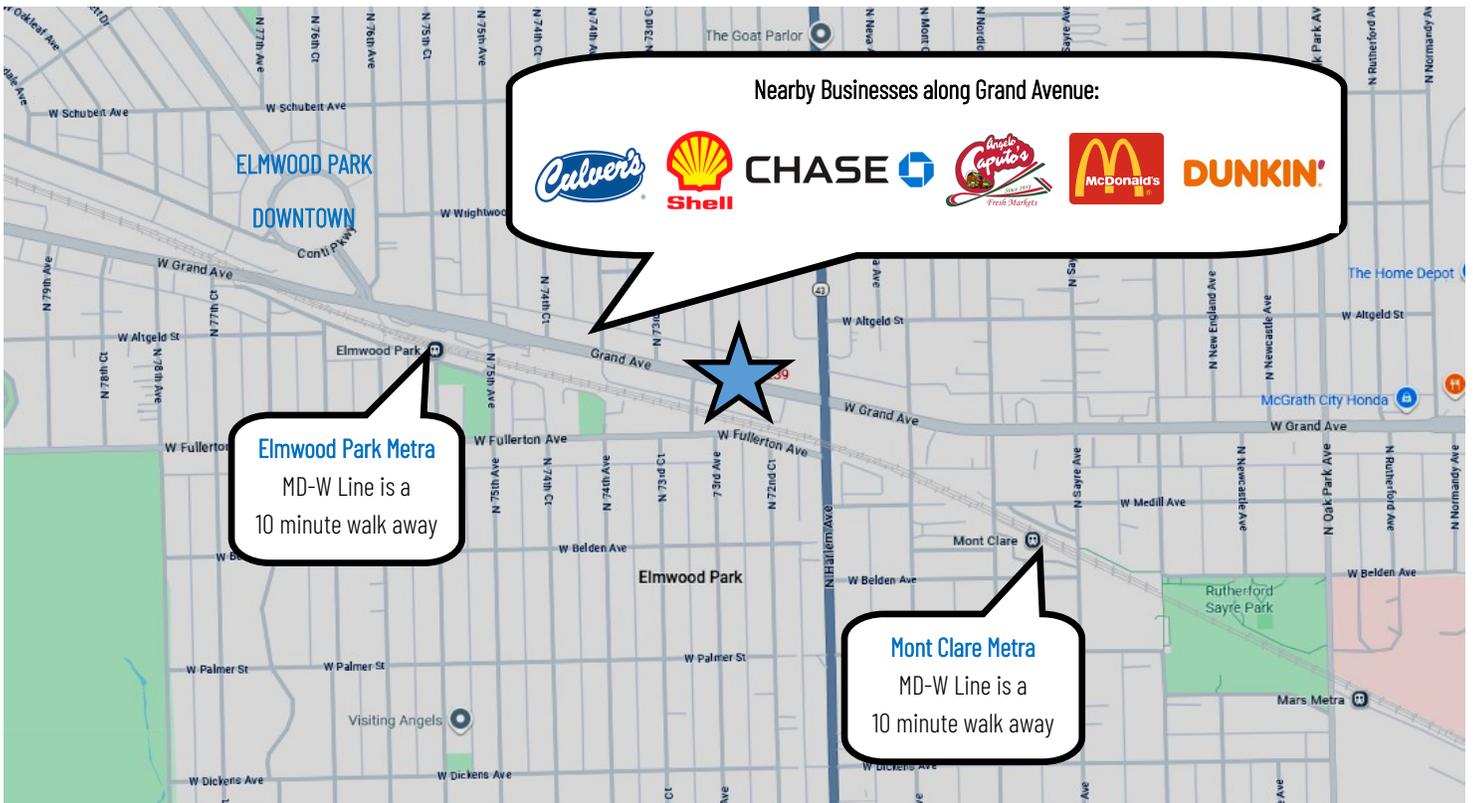
PHOTOS



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LOCATION



- Great downtown location in Elmwood Park.
- In between two Metra stations on the MD-W line, each a 10 minute walk away.
- Traffic Count: Grand Avenue sees 16,200 vehicles per day.

DEMOGRAPHICS (2024)



1 Mile:	36,350
2 Miles:	120,666
3 Miles:	263,814



1 Mile:	13,432
2 Miles:	42,453
3 Miles:	95,575



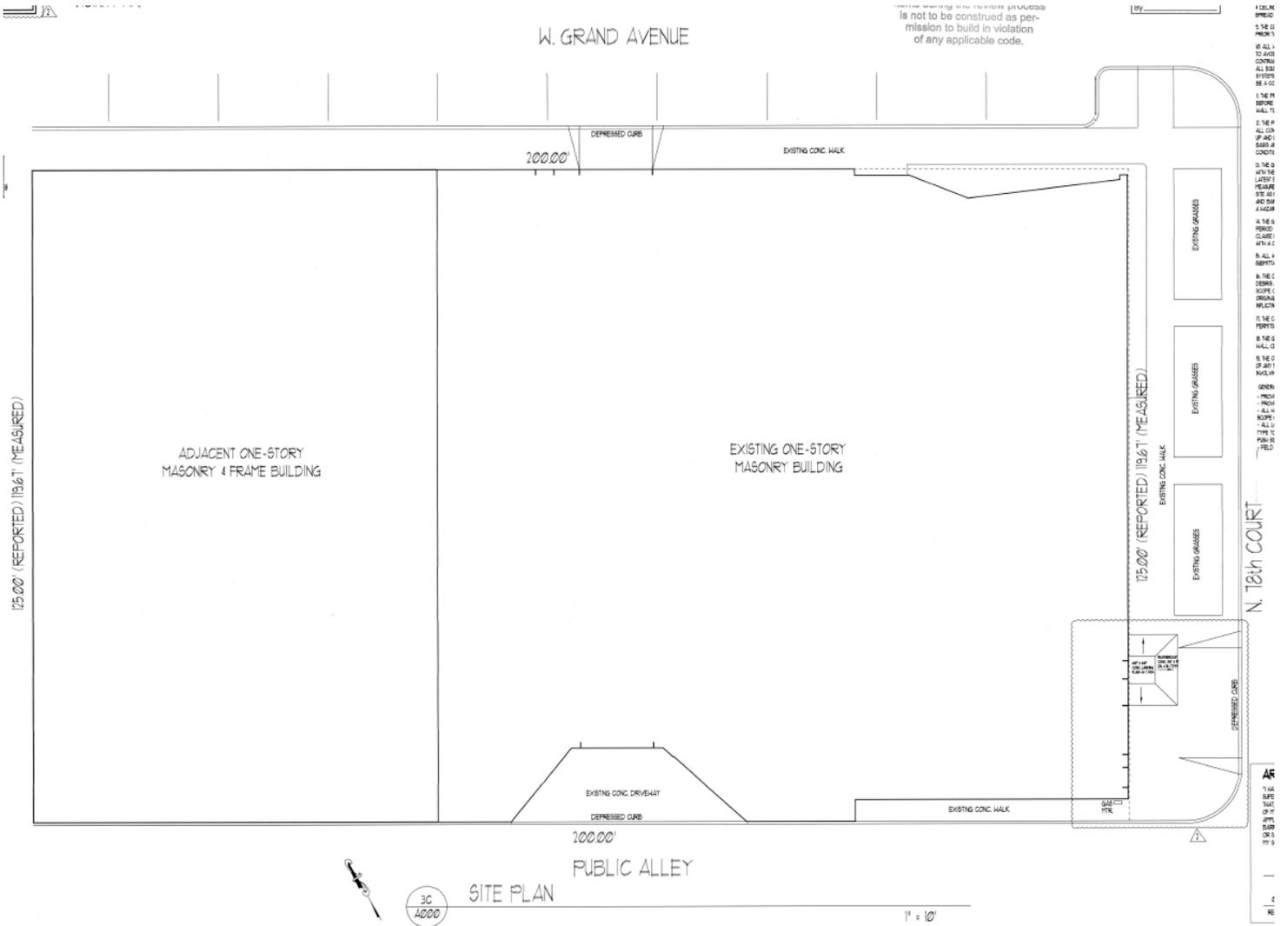
1 Mile:	\$91,954
2 Miles:	\$99,203
3 Miles:	\$97,050



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FLOOR PLAN

This floor plan is a portion of the property— the two buildings nearest to the corner of Grand & 78th.



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