



10620 South Vincennes Avenue, Chicago, IL 60643

\$450,000

Beverly Car Wash with Value-Add Potential

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Listing Updated: 05/16/2026



Details			
Asking Price	\$450,000	Property Type	Retail, Land, Special Purpose
Sub Type	Auto Shop, Car Wash, Commercial	Investment Type	Value Add
Tenant Credit	No Credit Rating	Tenancy	Single
Square Footage	33,400	Price per SqFt	\$112.50
Cap Rate	6.87%	Pro-Forma Cap Rate	10.00%
Occupancy	100%	NOI	\$30,936
Pro-Forma NOI	\$6.87	Buildings	1
Zoning	C1-1	Lot Size (acres)	1 - 1.99
Parking (spaces)	200	Ground Lease	No
Sale Condition	N/A		

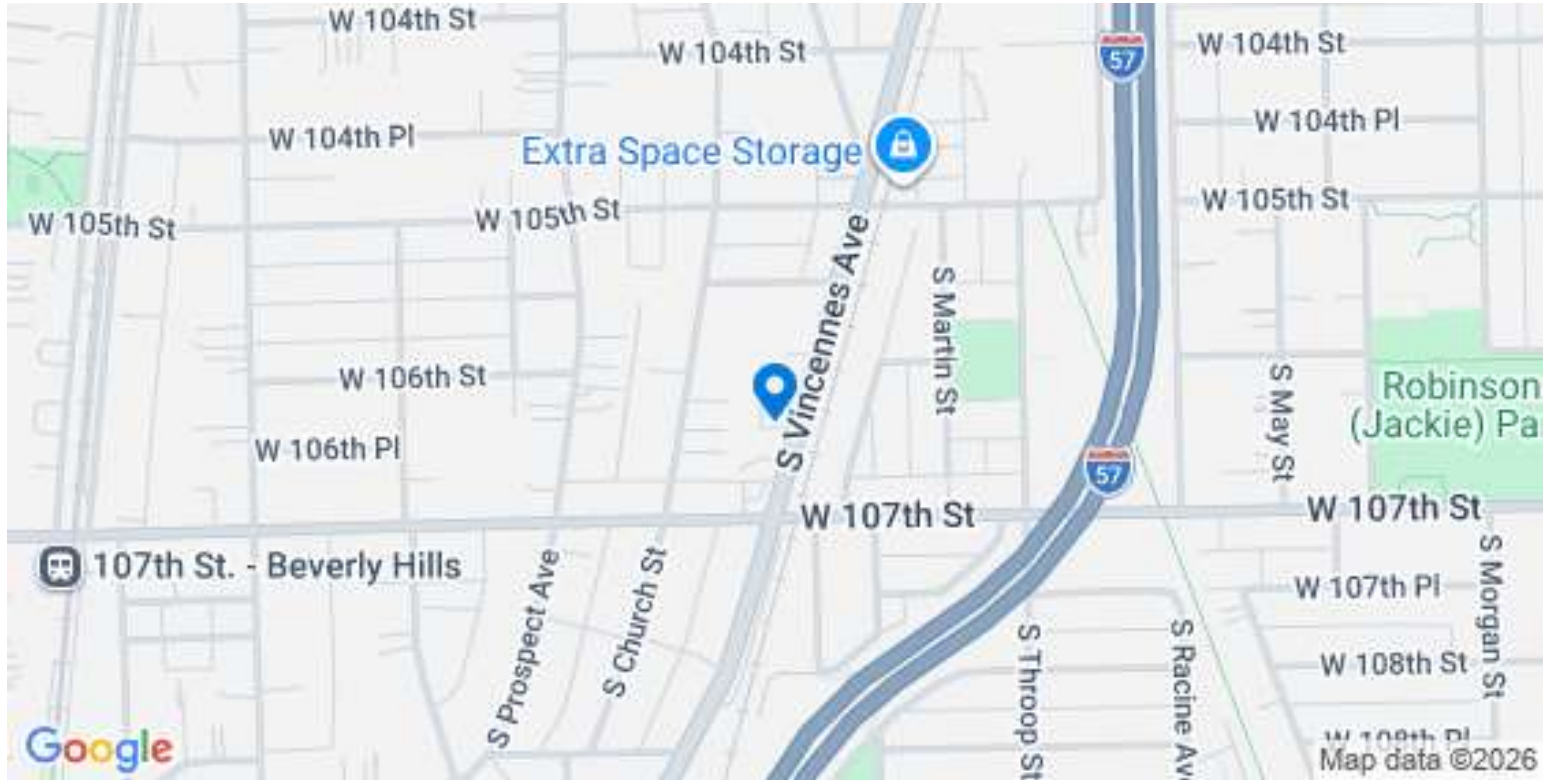
Marketing Description

Prime commercial property located in Chicago's desirable Beverly neighborhood, offering approximately 33,400 square feet of land. Currently operating as a hand car wash with four service bays, this property presents a unique opportunity for owner-operators and investors alike. The site includes substantial unused space in both the front and rear, providing flexibility for expansion, additional services, or redevelopment in line with C1-1 zoning allowances. With strong street presence and excellent accessibility, this location benefits from consistent traffic flow and visibility. A rare chance to acquire a versatile property with both immediate income potential and long-term growth opportunities.

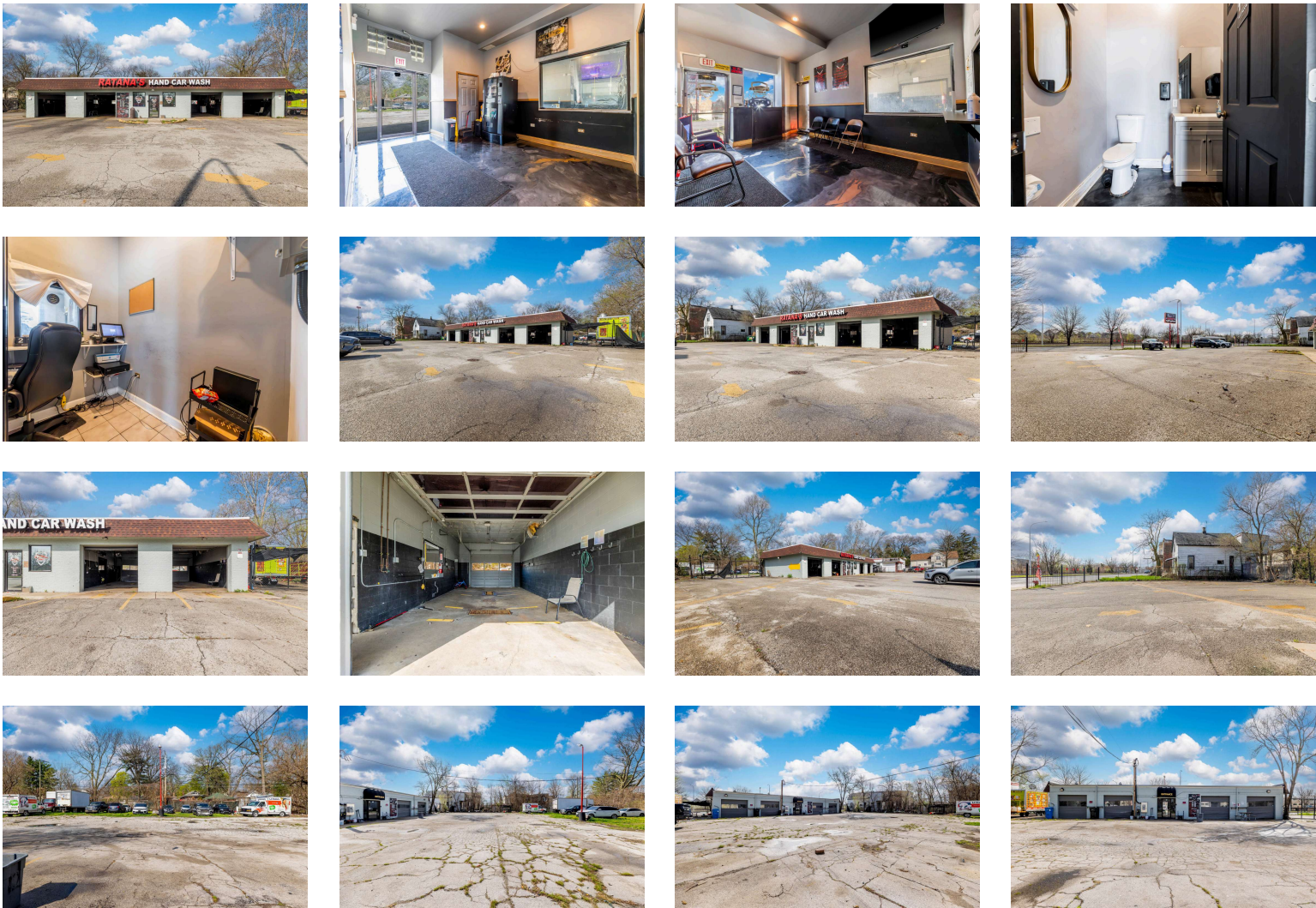
Investment Highlights

- Prime Beverly location with strong visibility and consistent traffic flow
- Expansive 33,400 SF lot offering significant redevelopment potential
- Established hand car wash with 4 operational stalls and in-place income
- A large amount of unused land in both front and rear for expansion or added revenue streams
- Flexible C1-1 zoning allows for a wide range of commercial uses
- Ideal for both owner-users and investors seeking value-add opportunities
- Strong street presence with excellent accessibility
- Rare opportunity to acquire a versatile asset with immediate cash flow and long-term upside

Location (1 Location)



Property Photos (16 photos)



Demographic Insights