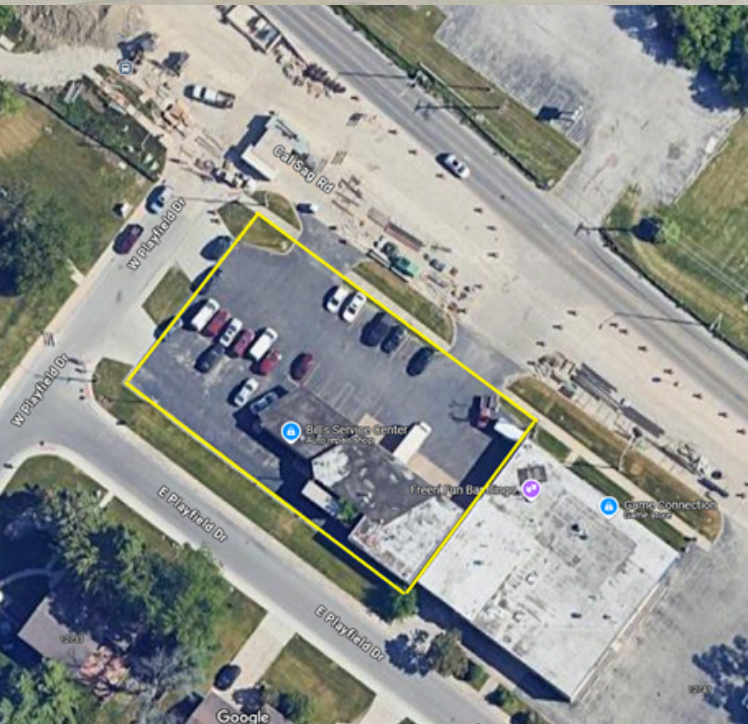


ACTIVE AUTO REPAIR BUSINESS WITH PROPERTY

CRESTWOOD, IL 60455



EXECUTIVE SUMMARY

Active Auto Repair Business with Property

12730 Cal Sag Road, Crestwood, IL 60445

OFFERING PRICE	\$1,249,000
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Business Offering Price	\$549,000
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Property Offering Price	\$700,000
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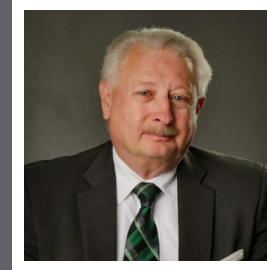
Gross Land Area	~20,351 SF
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BUILDING SIZE	3353 SF
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Zoning	C (Commercial District)
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Price PSF	\$432,45 / SF
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Exclusively Listed by
Caton Property Advisors:

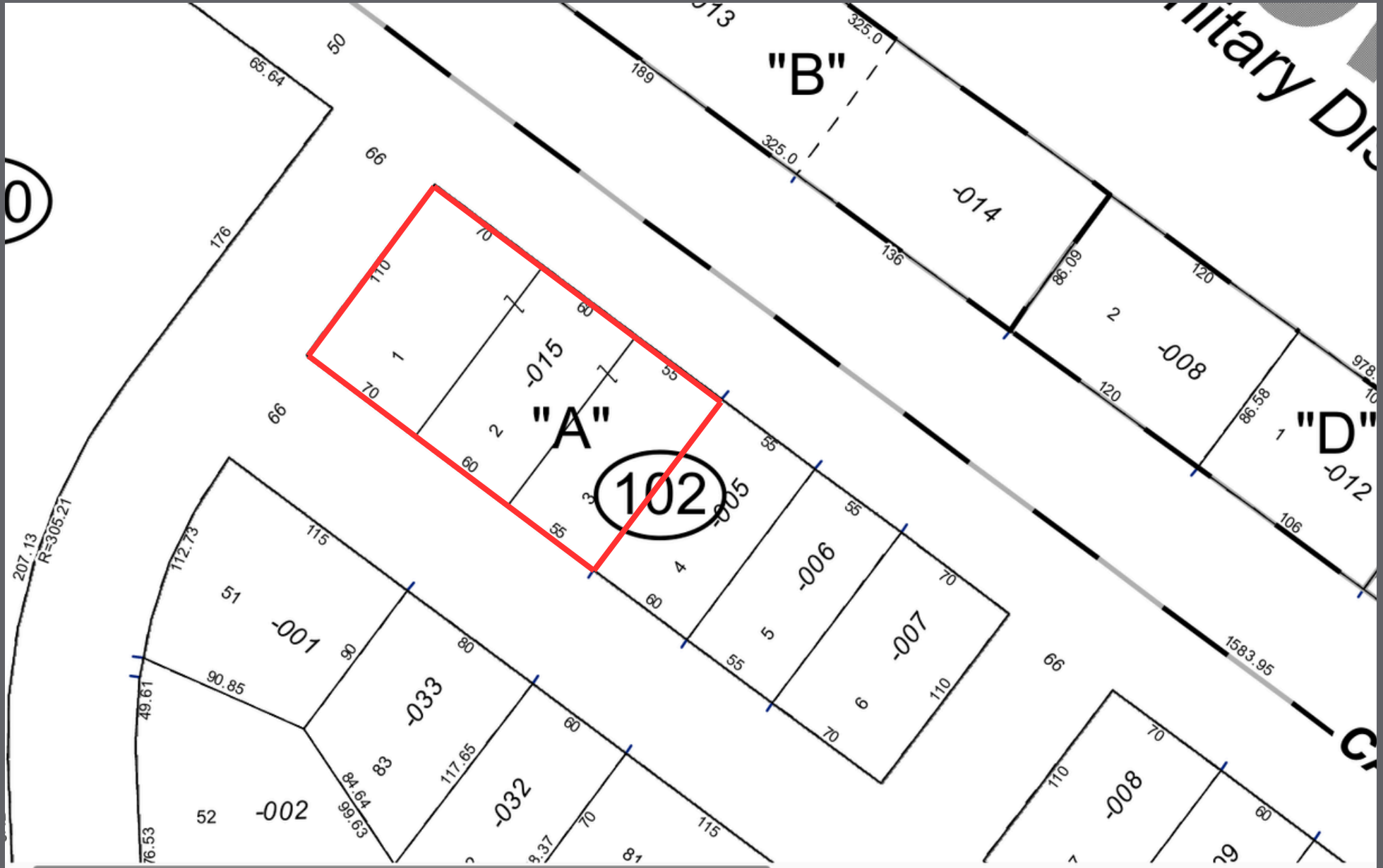


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TAX MAP



ACTIVE AUTO REPAIR BUSINESS WITH PROPERTY



PROPERTY DETAILS

- CURRENT OWNER HAS BEEN IN BUSINESS FOR 40 YEARS AT THIS LOCATION
- NEW OWNER CAN CHOOSE LEVEL OF INVOLVEMENT
- 4 SERVICE BAYS AND SMALL OFFICE
- VERSATILE LOCATION FOR AUTO REPAIR AND SALES
- 4 CURB CUTS ALLOW FOR EASY ACCESS
- GREAT VISIBILITY
- AUTO REPAIR BUSINESS AND ALL FF&E INCLUDED
- USED CAR BUSINESS NOT INCLUDED IN SALE

CRESTWOOD - MARKETPLACE OVERVIEW



Median Household Income \$67,865



Average Housing Value: \$228,628



Home to 10 Private and Award Winning Public Schools



Population: ~9,834

47% Males, 53% Females

Average Age: 45.5 years old

67% White 11% Hispanic

1.7% Asian 15% African American

8% Other



Crestwood, Illinois, is a village located approximately 23 miles southwest of downtown Chicago in Cook County. With a population of just over 10,000, Crestwood is a mature, stable community that lends itself to steady, predictable spending patterns—a major plus for neighborhood retail, healthcare, and service-oriented businesses.

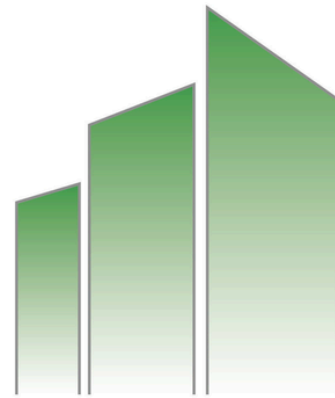
Positioned just 20 minutes from downtown and minutes from I-294 and I-57, Crestwood offers excellent access for logistics, service-based businesses, and retailers looking to tap into both local and metro-area markets. Crestwood presents an affordable entry point with long-term upside. Commercial land in Crestwood is competitively priced relative to surrounding suburbs, with zoning flexibility and a business-friendly local government that welcomes development and redevelopment projects. With nearby housing values averaging under \$200,000 and retail centers experiencing steady traffic, there's a clear opportunity to serve a mature, underserved consumer base.

Whether the goal is owner-occupancy, build-to-suit development, or long-term hold, Crestwood offers a strategic mix of location, accessibility, and untapped potential:

- **Stable Consumer Base:** Mature, mid-income population with consistent demand for essential retail, personal services, and dining.
- **Affordable Investment:** Lower commercial property acquisition costs compared to nearby suburbs—ideal for value-add and 1031 exchange opportunities.
- **Strong Traffic Counts:** Major thoroughfares with consistent daily vehicle traffic—ideal for drive-thru, service retail, and visibility-dependent businesses.
- **Established Retail Corridor:** Strong commercial activity along Cicero Avenue and Cal Sag Road with anchor tenants like Menards, Walmart, Walgreens, and McDonald's.

Sources: PropertyShark, CommercialCafe, and other Niche.com, Livability, U.S. News & World Report, market reports.





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