



SINGLE TENANT PROPERTY / POTENTIAL REDEVELOPMENT OPPORTUNITY

COMMERCIAL PROPERTY FOR SALE

8507 South Roberts Road

JUSTICE, IL 60458

BAIRD & WARNER
REAL ESTATE | MORTGAGE | TITLE | INSURANCE



Single Tenant Office Property / Prime Redevelopment Site

OFFERING SUMMARY

- ASKING PRICE: \$250,000
- SIZE: 2,380 SF (Total 1st & Lower)
- LOT: 7,333 SF
- ZONING: Commercial (B-1)
- CONDITION: Full Veterinary Office Build-Out
- FEATURES: Storage, Basement
- PARKING: 9 Surface Spaces
- TOWNSHIP: Lyons
- TRAFFIC COUNTS:
 - 16,600 VPD (Roberts Road)
 - 19,700 VPD (87th Street)

SPACE HIGHLIGHTS

- Highly Visible Location on High Traffic Roberts Road
- Ideal for Medical Office, Business Office, Personal Services, Retail Store, or a Prime Redevelopment Opportunity
- Phenomenal Signage Opportunities - On the Building's Facade, Fence, and/or Reinstall a Pylon Sign
- Close Proximity to Routes 20, 43, 45, and 171 as well as Interstates 290 and 55, additionally, it is approximately 5 miles southwest of Midway Airport and the CTA Orange Line station
- Area Retailers Include Justice Fresh Market, Tony's Fresh Market, Shop 'n Save, Hobby Lobby, Walgreens, Dollar General, Planet Fitness, IHOP, Chipotle, Panera Bread, White Castle, Wendy's, McDonald's, Starbucks, and Many More

ASKING PRICE: \$250,000 **SIZE: 2,380 SF (TOTAL)** **LOT: 7,333 SF** **AVAILABLE: NOW**

SCOTT CURCIO | 773.357.6558 | scott@scottcurcio.com | **MICHAEL ELAM** | 312.719.7327 | michael.elam@bairdwarner.com

PROPERTY DESCRIPTION

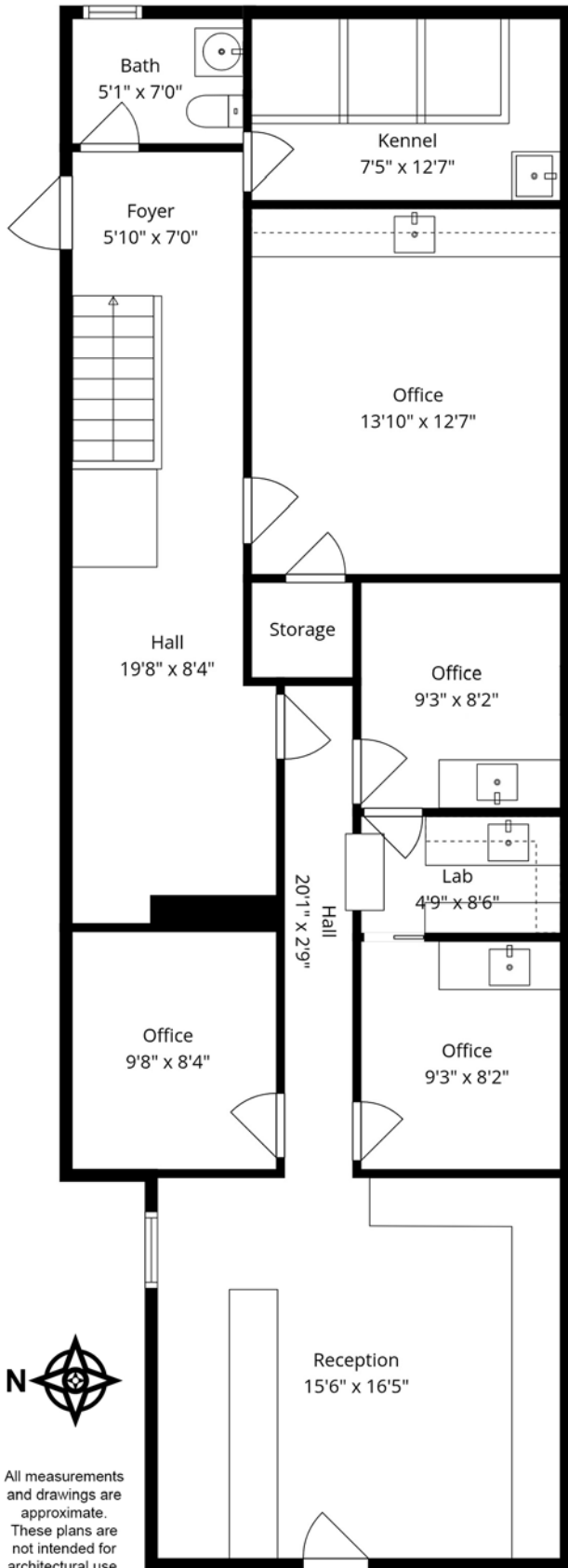
Prime hard corner commercial property offers a very high visibility opportunity for business owners. Formerly operated as the Justice Animal Clinic for the past 40 years, the building offers opportunity for a new entrepreneur to come in and make it their own. The main floor is currently configured with a waiting room, as well as several private offices (former exam rooms and surgical suite) and a washing station with multiple stalls. The basement offers finished office area, storage, laundry, and mechanicals. Surface parking for 9 cars is in place. This property is conveniently located near highways and densely populated residential areas, making this a great home for your business. The property could accommodate multiple uses including medical office, business office, retail shop, restaurant, professional services, or other uses. This could also be a potential redevelopment opportunity, if desired.



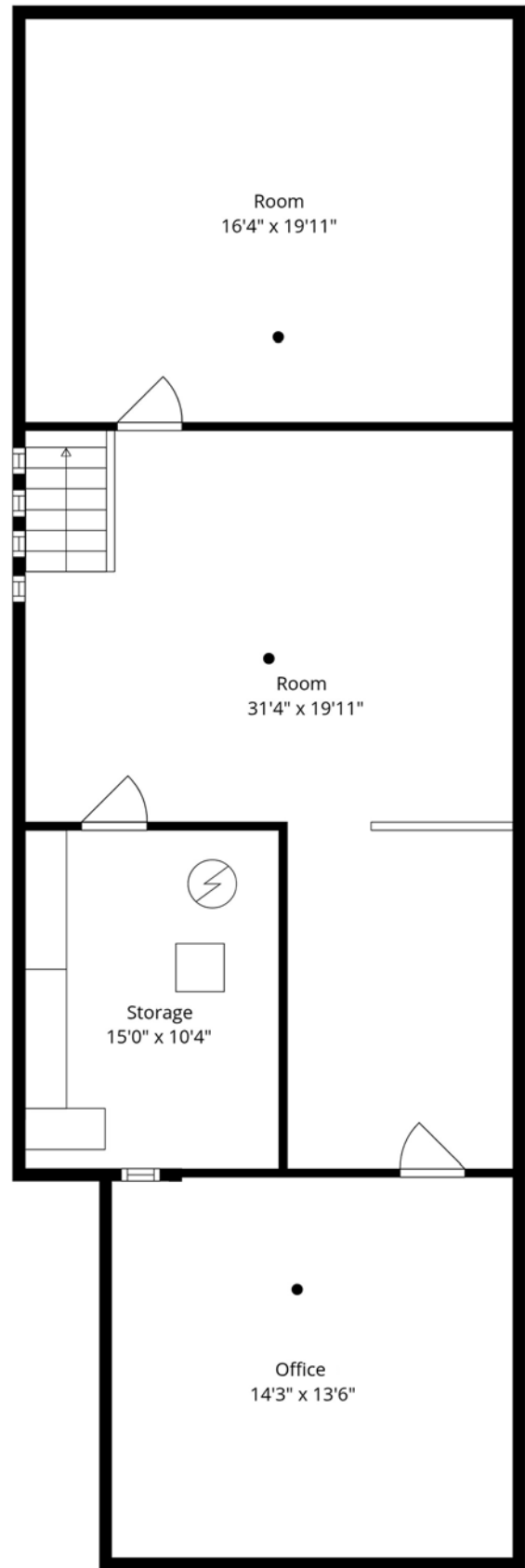
PROPERTY PHOTOS



BUILDING FLOOR PLANS



1st Floor



Basement

All measurements and drawings are approximate. These plans are not intended for architectural use.

LOCATION DESCRIPTION

Justice, Illinois is a village located about 30 miles southwest of downtown Chicago. It is surrounded by other communities including Bedford Park, Burbank, Oak Lawn, Worth, Hickory Hills, Burr Ridge, and Hodgkins. Justice is situated approximately 5 miles southwest of Midway International Airport and its station to the CTA Orange Line that goes into Chicago's Loop.

Justice is home to over 400 small businesses that include grocery, food service, restaurants, taverns, hair salons, florists, gas stations, churches, health care facilities, laundromats, tattoo parlors, vehicle repair shops, construction trades, and general service business establishments. Justice has several parks and community spaces throughout the Village that offer year-round programming and community engagement. It is a wonderful family-friendly community surrounded by nature, but also easy to get to the city, if desired.





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