

PROPERTY FOR SALE BROCHURE

8037 N Milwaukee Ave, Niles, IL 60714

Property Overview

An excellent opportunity to acquire a highly visible commercial unit located on heavily trafficked Milwaukee Avenue in the heart of Niles. This freestanding retail/warehouse property offers approximately 5,500 sq ft of open space with high ceilings, ideal for a wide range of commercial uses including retail, storage, showroom, office, or service-related businesses.

Key Property Details

Property Type: Retail / Commercial / Warehouse

Building Size: ±5,500 sq ft

Lot Size: 50' x 120'

Year Built: 1954

Zoning: B1

Parking: Shared on-site public front parking + alley access

Ceiling Height: 11' high, open-span ceilings

Access: Direct rear access from alleyway

Loading: Optional rear loading via alley

Highlights

- Prime location on Milwaukee Ave with strong daily traffic
- Open interior layout with three offices and flexible configurations
- Rear entrance provides easy delivery and service access
- Great signage potential and exposure
- Surrounded by residential neighborhoods and thriving retail
- Ideal for owner-users or investors

Location & Demographics

Positioned in one of Niles' most visible and active retail corridors, the property enjoys high daily traffic counts and proximity to other national and local businesses. Just minutes from Golf Mill Shopping Center, public transportation, and major roads.

Asking Price: \$849,999.00

Contact

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