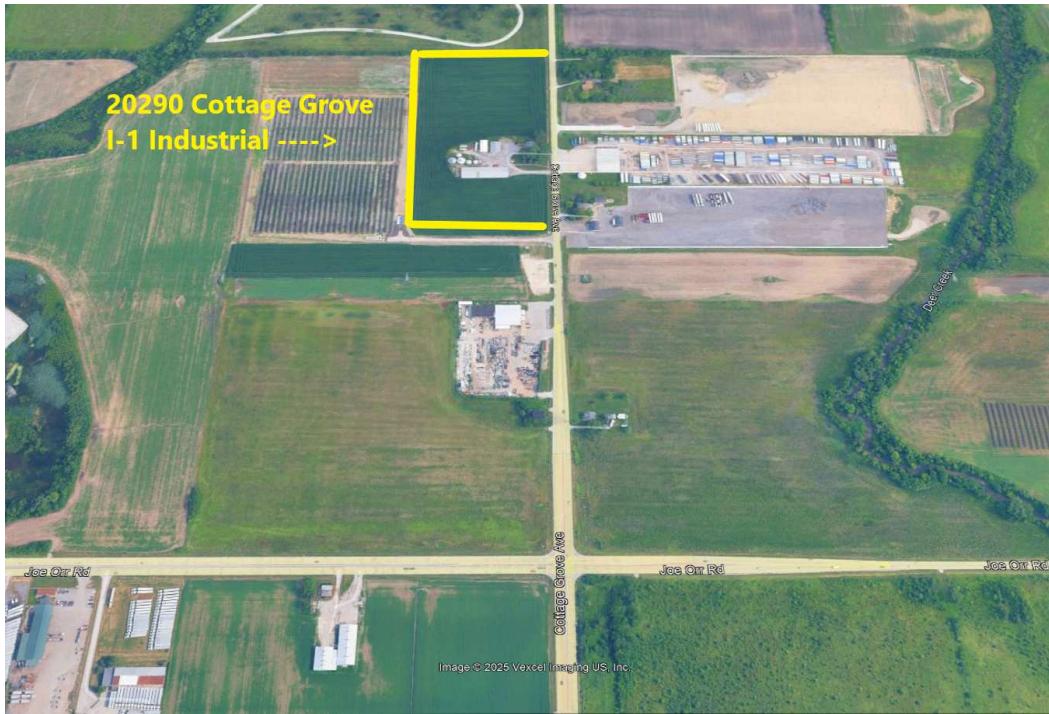


SALE

15+ ACRES WITH BUILDINGS

20290 Cottage Grove Ave Chicago Heights, IL 60411



PROPERTY DESCRIPTION

Zoned I-1 Restricted Industrial per Cook County Web Site. Property is 15+ acres with 1,109 ft of Road frontage by 604' deep. Property has 2 Curb cuts. Current owners use is farm and looking to retire. Maintenance Shop is 45 x 63 (2,835 sf) Insulated Concrete floor Heated w LED Lighting. One set of slide doors 20' wide & 13.6 tall and one 10x10 Overhead Door.

Warehouse / Machinery Shed 60x200 (12,000sf) insulated & 10" concrete floors with a 30'W x 15' T and 20' W x 15'T sliding doors 3 phase 400 amp service built in 1994

Pole Barn 30x80 (2,400 sf) open ended 13.9 Tall x 28W with gravel / dirt floor (ruff). House Features 9' ceiling main floor w updated Kitchen & Bath / Master Bedroom 1st fl and 3 bedrooms second floor. Heat -Gas- Forced Air & Central Air, Water softener. Basement is for storage, unfinished. Property has 2 wells one is a 6" for house and shop. There is a 12" well behind maintenance shop rated at 150 gallons a minute that needs a pump. Corn storage Bids also on site, negotiable.

This property is in un-incorporated Cook County, the designation of Chicago Heights is for Postal location. Total of 17,235 sf under roof for your business plus the 4 bedroom house.

OFFERING SUMMARY

Sale Price:	\$2,300,000
Number of Units:	4
Lot Size:	15 Acres
Building Size:	17,235 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	703	57,450	231,909
Total Population	1,843	153,300	607,421
Average HH Income	\$75,505	\$94,865	\$88,835

REAL ESTATE TAX

Real Estate Taxes for 2023 \$5,900.00

Ken Peach
(708) 764-2890

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20290 Cottage Grove Ave Chicago Heights, IL 60411



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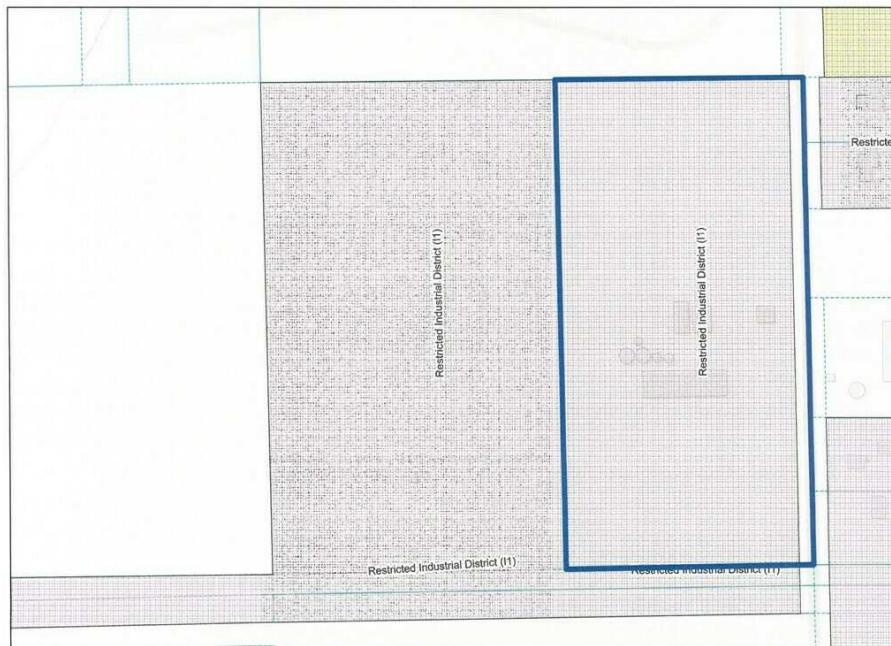
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A3 Landscape



5215201007

Zoning info for PIN: 32152010070000
Zone: Restricted Industrial District (I1)

For all permitted, special, accessory and temporary uses check the link to the County zoning ordinance.
[Link to full ordinance](#)

Minimum or Maximum Lot Area: 10,000 Sq. Ft.
Minimum Lot Width: 60 Feet

Yard Requirements -
Front Yard: 30 Feet
Interior Side Yard: None
Corner Side Yard: 30 Feet
Rear Yard: 10 Feet
Transitional Yard: 30 Feet

Floor Area Ratio: 1.2

Was this helpful? [Please provide feedback](#)

Zoning info for PIN: 32152010060000
Zone: Restricted Industrial District (I1)

For all permitted, special, accessory and temporary uses check the link to the County zoning ordinance.
[Link to full ordinance](#)

Minimum or Maximum Lot Area: 10,000 Sq. Ft.
Minimum Lot Width: 60 Feet

STATE PLANE

Cook County GIS Department | Cook County GIS | Cook County GIS Dept

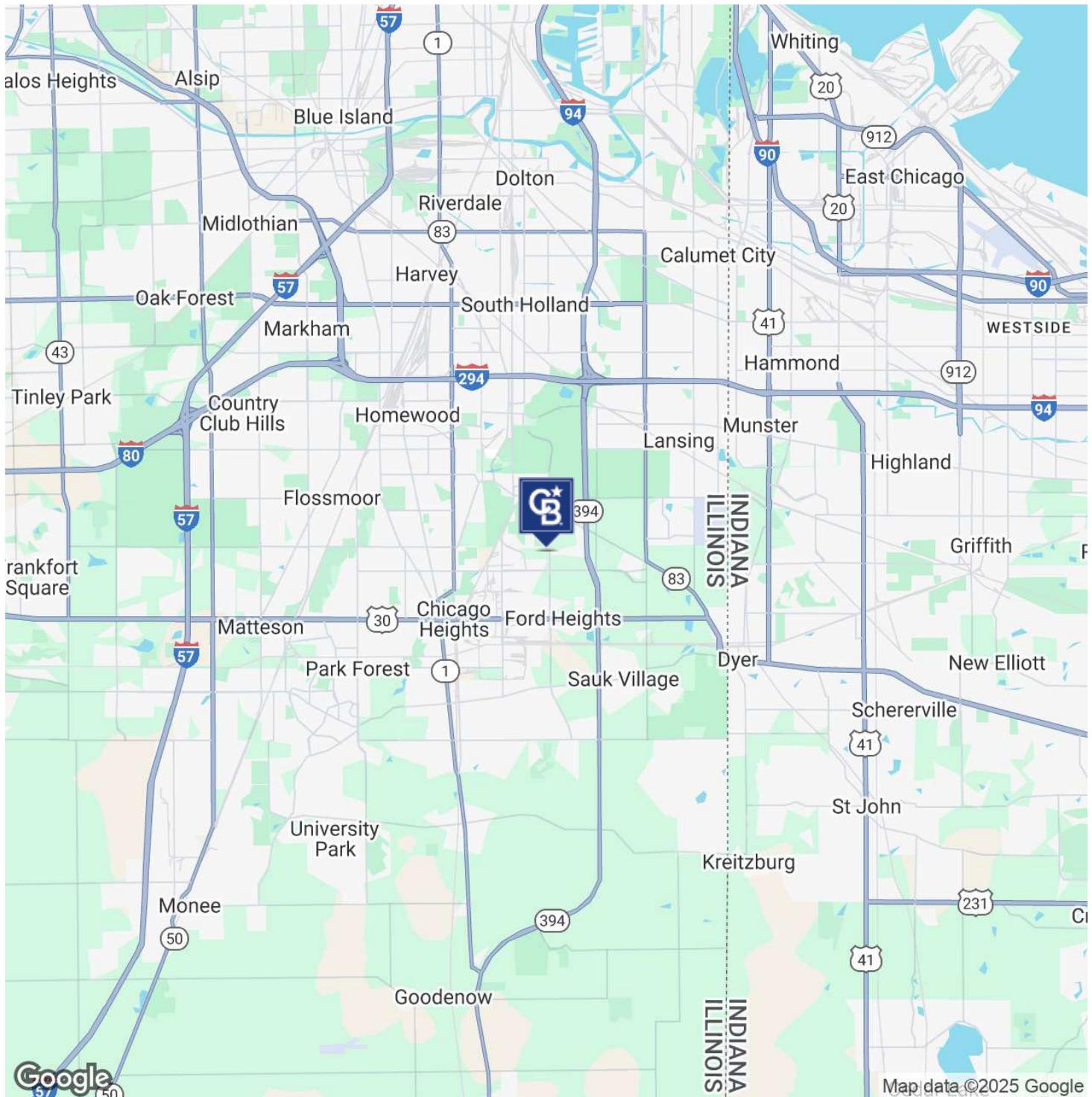
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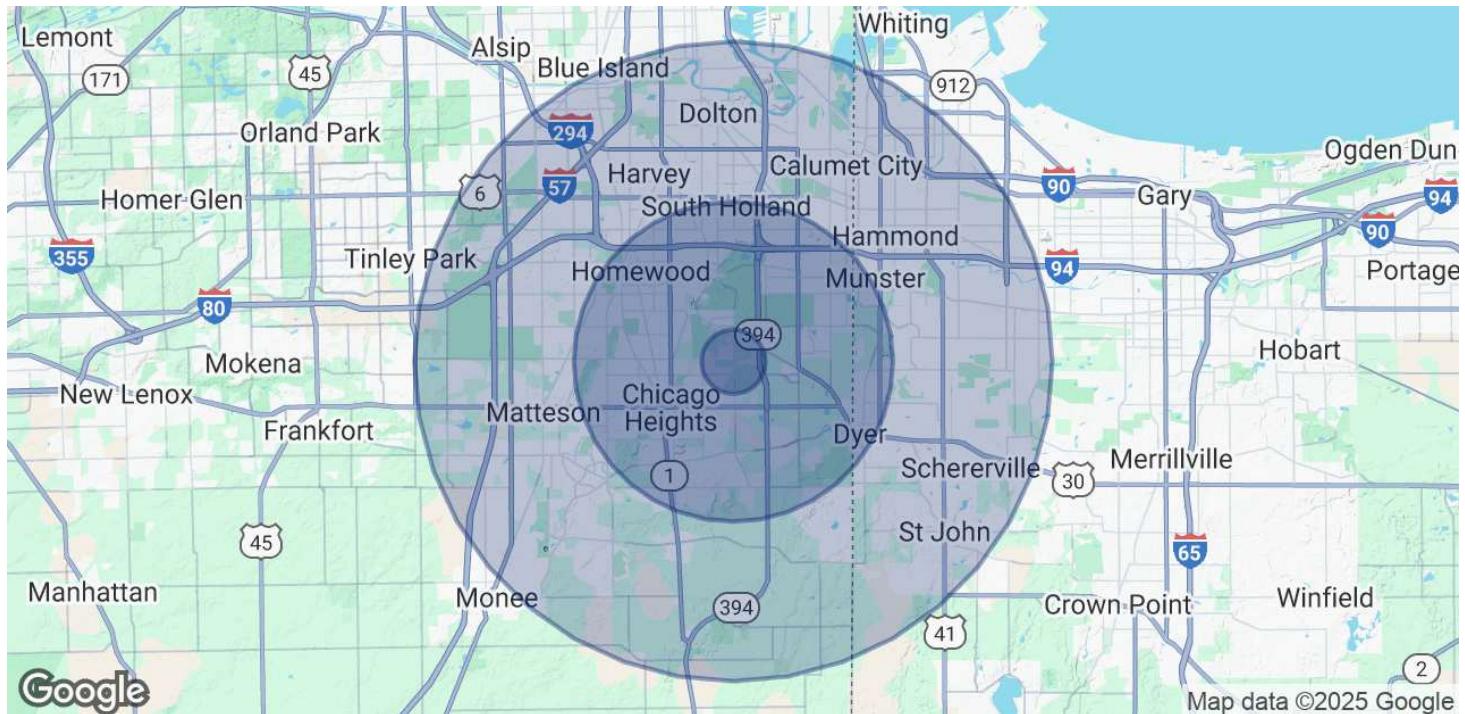
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SALE

15+ ACRES WITH BUILDINGS

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,843	153,300	607,421
Average Age	43	41	41
Average Age (Male)	41	40	39
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	703	57,450	231,909
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$75,505	\$94,865	\$88,835
Average House Value	\$189,228	\$215,972	\$217,855

Demographics data derived from AlphaMap

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