

2200 198TH PLACE

2200 198TH PLACE, LYNWOOD, IL 60411

LM
Lagestee-Mulder
Commercial Real Estate

COMMERCIAL/INDUSTRIAL PROPERTY FOR SALE



PROPERTY OVERVIEW

Owner-user or Investment property consisting of a 5,000-SF building on a 0.48-acre site in Lynwood (Cook County), IL. The building is currently occupied by a long-tenured automotive tenant whose lease expires in January 2025.

The 5,000 SF building is located in a residential and commercial neighborhood ½ mile west of Torrence Avenue and 1 mile north of Glenwood Dyer Road in Lynwood and is easily accessible to I-394. The property's B2 zoning (Neighborhood Commercial Business District) would allow for a number of other uses including professional offices, retail stores, and personal service shops (repair shops, tailor shops, beauty/barber shops), etc.

The building has a masonry exterior with six (6) drive-in doors (18'w x 16'h), office, bath with shower, and 3-phase electric. The 0.48-acre lot accommodates parking for approximately 30 cars.

Expenses for the property include: Cook County Taxes \$12,298 (billed 2022); Insurance: \$2,700; Garbage Disposal: \$1,800

SALE PRICE

\$450,000

OFFERING SUMMARY

Building Size:	5,000 SF
Lot Size:	0.48 Acres
Built:	1975
Occupancy:	100% Leased
Drive-In Doors:	6 (18'w x 16'h)
Parking Spaces:	30 apprx
County:	Cook
PIN	32-12-410-005-0000
Zoning:	B-2 Neighborhood Commercial Business District
Price / SF:	\$90.00

CHARLIE BERBERICH

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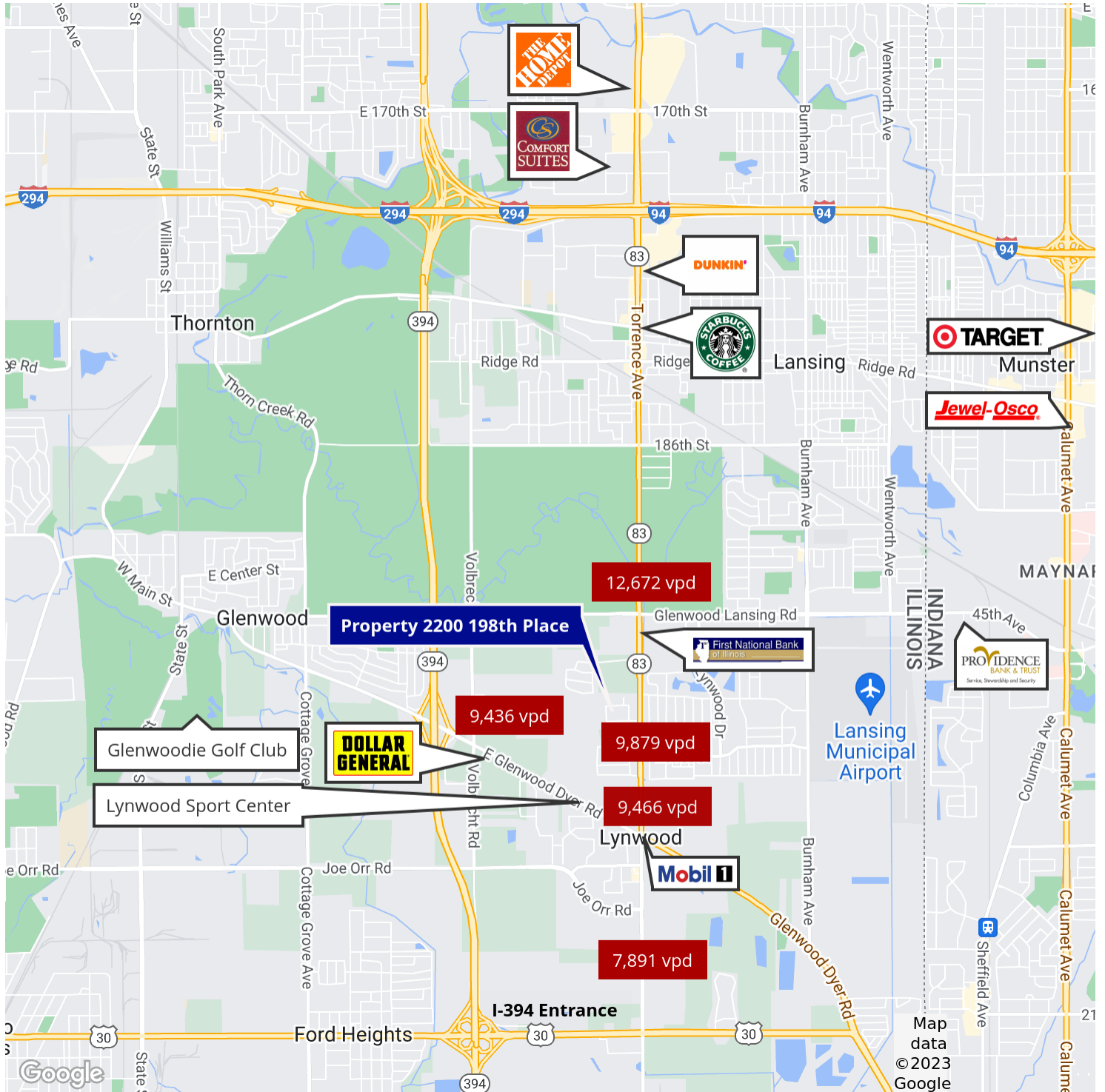
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Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Charlie Berberich represent(s) the Seller only, and not the Buyer.

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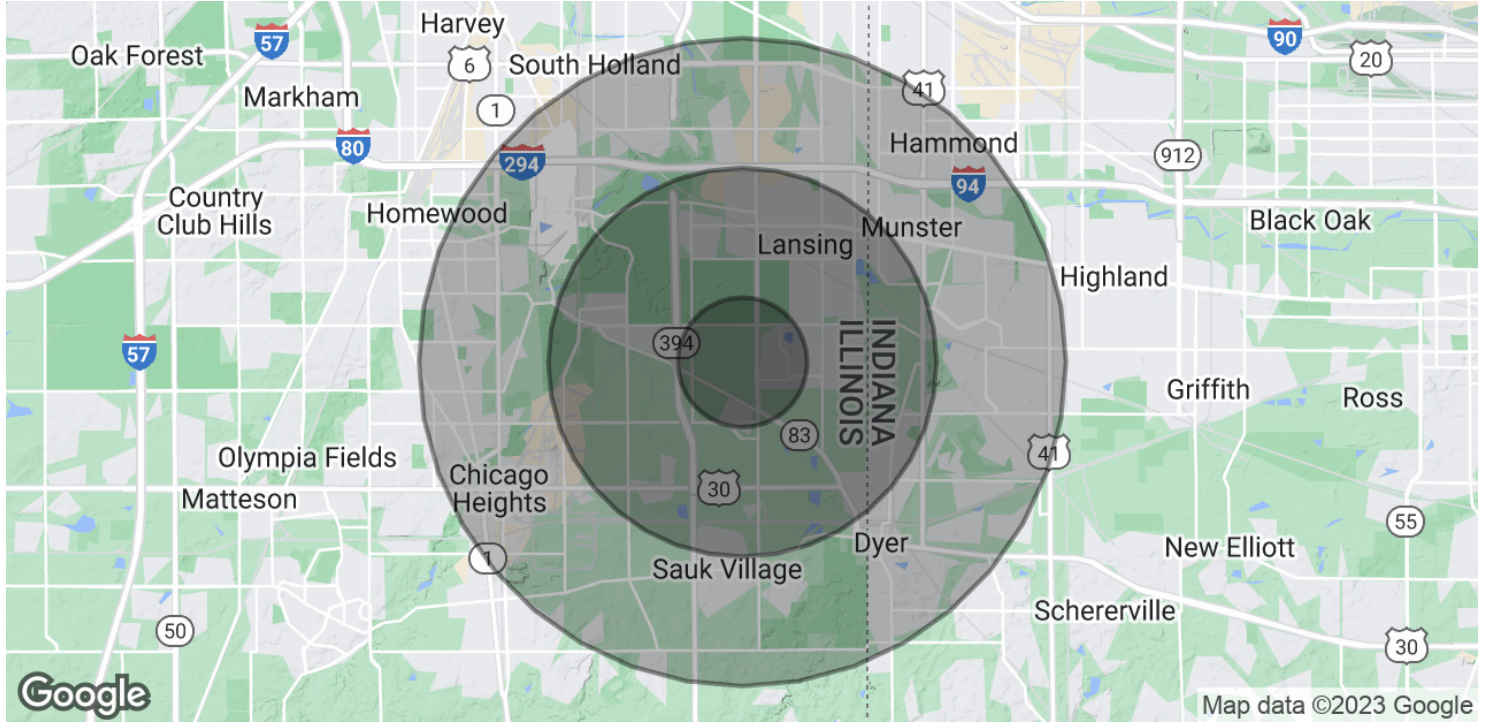
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COMMERCIAL/INDUSTRIAL PROPERTY FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,400	51,314	181,545
Average Age	43.9	41.0	40.9
Average Age (Male)	41.5	37.7	38.5
Average Age (Female)	46.3	42.7	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,751	21,225	74,464
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$76,637	\$71,047	\$74,177
Average House Value	\$176,421	\$146,967	\$155,237

* Demographic data derived from 2020 ACS - US Census



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