

For Sale or Lease  
±24,950 SF Commercial Property on Grand

7829-39 W. Grand Ave.  
Elmwood Park, IL 60707



Take advantage of this rare opportunity to acquire a large corner commercial property along Grand Avenue in Elmwood Park. Property is zoned commercial with a large storefront and warehouse spaces. Great opportunity for dealership, automotive repair or other retail use.

**East Unit (±16,950 SF)**

Retail/office showroom area and warehouse section.

**West Unit (±8,000 SF)**

Warehouse and Office unit.

|                        |  |
|------------------------|--|
| <b>SALE PRICE:</b>     | \$1,679,000                                  |
| <b>LEASE PRICE:</b>    | \$12 PSF, Modified Gross                     |
| <b>BUILDING SIZE:</b>  | ±24,950 SF<br>(Divisible to ±8,000 SF)       |
| <b>CLEAR HEIGHT:</b>   | 15' to Deck<br>26' to middle of Barrel Truss |
| <b>DRIVE-IN DOORS:</b> | 5  |
| <b>ZONING:</b>         | C1   |
| <b>PARKING:</b>        | Street parking in front and side streets     |
| <b>TAXES (2023):</b>   | \$90,751.09                                  |
| <b>PINs:</b>           | 12-25-321-004 through 009-0000               |

**CONTACT**

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REALTY, LTD.



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## PHOTOS



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# LOCATION

7829-39 W. Grand Ave. Elmwood Park, IL 60707



- Great downtown location in Elmwood Park.
- In between two Metra stations on the MD-W line, each a 10 minute walk away.
- Traffic Count: Grand Avenue sees 16,200 vehicles per day.

## DEMOGRAPHICS (2024)



|                 |         |
|-----------------|---------|
| <b>1 Mile:</b>  | 36,350  |
| <b>2 Miles:</b> | 120,666 |
| <b>3 Miles:</b> | 263,814 |



|                 |        |
|-----------------|--------|
| <b>1 Mile:</b>  | 13,432 |
| <b>2 Miles:</b> | 42,453 |
| <b>3 Miles:</b> | 95,575 |



|                 |          |
|-----------------|----------|
| <b>1 Mile:</b>  | \$91,954 |
| <b>2 Miles:</b> | \$99,203 |
| <b>3 Miles:</b> | \$97,050 |



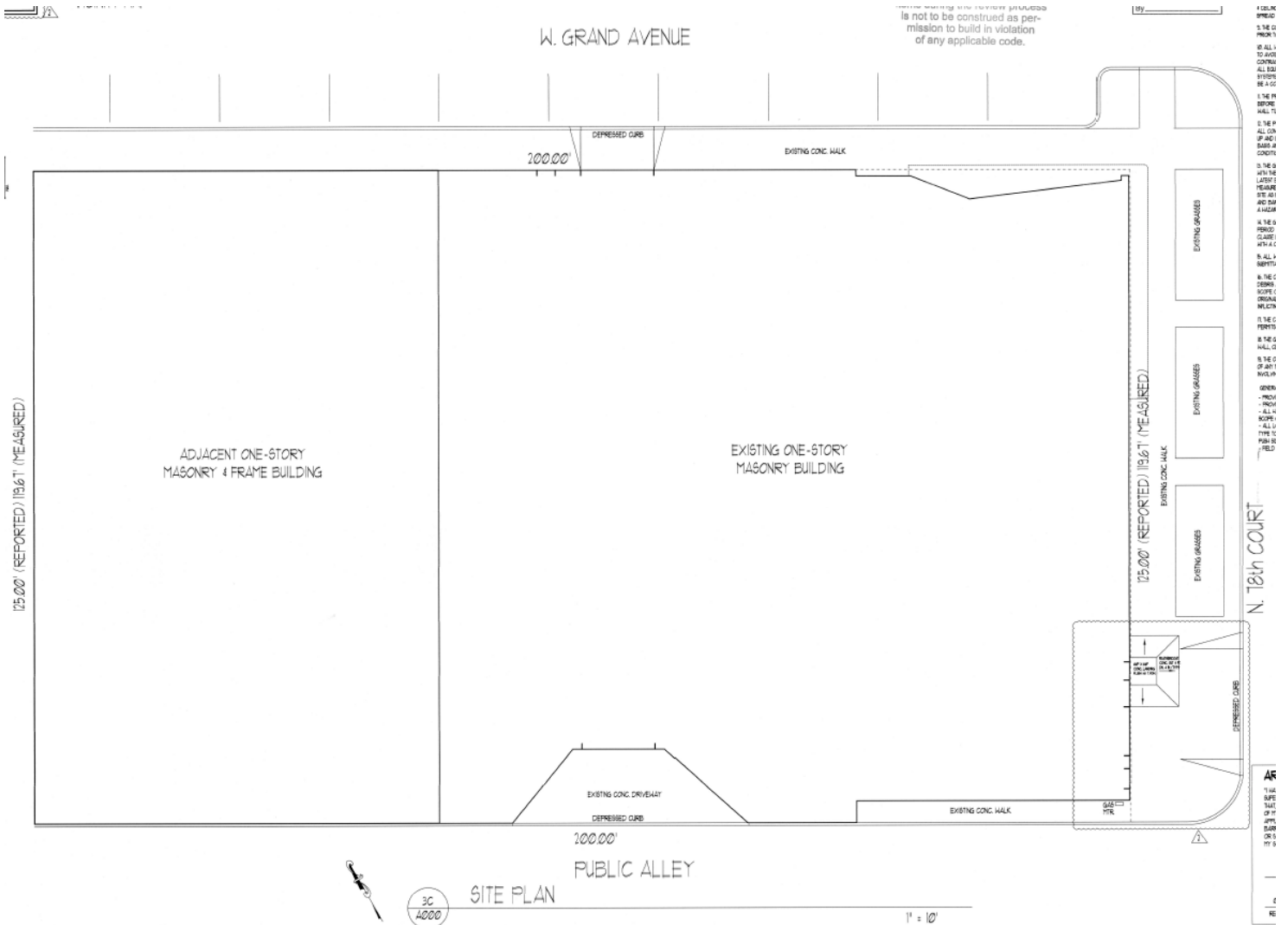
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# FLOOR PLAN

This floor plan is a portion of the property— the two buildings nearest to the corner of Grand & 78th.



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