

FOR SALE

Approx. 9,000 S.F. Industrial Building 8338-40 W. 47th Street - Lyons, IL

Sale Price \$699,000 (\$77.67 psf)



- Approx. 800 sq. ft. office space
- 16' ceiling height
- 800 AMPs
- Fully HVAC
- Three drive in doors 12' x 14'
- 1960s and 1980s masonry construction
- Real estate taxes 2023 paid in 2024:

PIN #18-02-418-021	\$7,885.63
PIN #18-02-418-022	\$7,885.63
PIN #18-02-418-023	\$7,885.63
PIN #18-02-418-024	\$7,885.63
TOTAL	\$31,542.52 (\$3.51 psf)

- Easy highway access
- Site size 12,500 sq. ft. (100' x 125')
- I-1 Industrial Zoning
- Currently leased on a month to month basis to CNC machine shop
- Floor drain

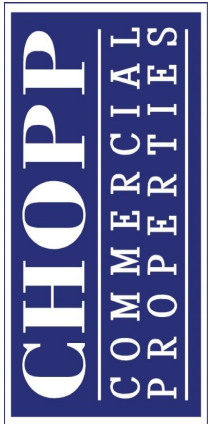
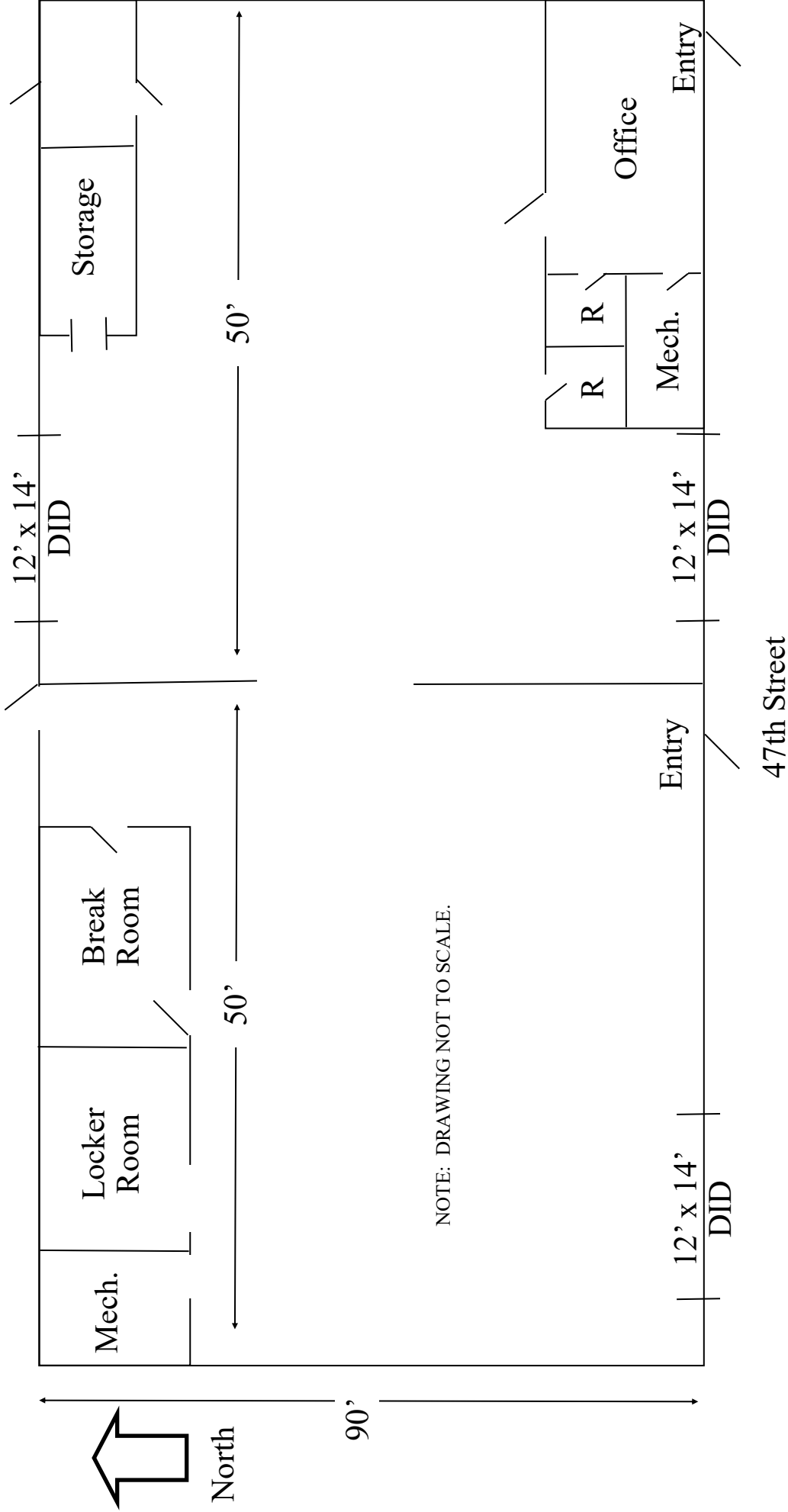
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 Population	11,262	129,373	394,655
2023 Households	4,269	48,392	137,017
2023 Avg HH Income	\$77,138	\$106,460	\$99,300
2022 Traffic Count	8,350 vehicles per day		



Exclusively Offered by:
Daniel Chopp
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All information herein is from sources deemed reliable but not guaranteed accurate.
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