



COMMERCIAL<sup>®</sup>

# FOR SALE

## 6501 N. WESTERN AVE. CHICAGO IL



**FREE-STANDING BUILDING**

LISTING PRICE: **\$1,999,000**

Presented by

**MARK AHMAD**

CENTURY 21 Circle

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THE REAL ESTATE BROKER WITH MARKET KNOWLEDGE EVERYWHERE

**773.983.1553**

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## PROPERTY/LOCATION DESCRIPTION

- Western Ave., at Devon Ave., the WORLD district of business corridor.
- Free standing Auto vehicle related building.
- Single story building offering 14,000 Sq. ft. of land with about 5,000 Sq. ft. building.
- High front pole sign, interior large show room, indoor garage for about 8-cars, and exterior front show stage.
- About 40-parking spaces secured/fenced with metal and brick all around.
- B1-2 zoning allows retail storefronts and apartments above the ground floor.
- Suitable for retailers, redevelopment, and many other businesses/professional.
- Fits for multiple use.
- 2-Pin numbers. 1-Address.
- Walking distance to public transportations.
- Quick access to major roads, Lake Shore Dr. interstate I-90 and I-94, with short distance to O'Hare Airport.
- Fantastic center location to Chicago downtown and all Northwest Suburban.
- Adjacent to City of Chicago Warren Park.
- Heavy traffic and pedestrian count at strong business/commercial corridor.



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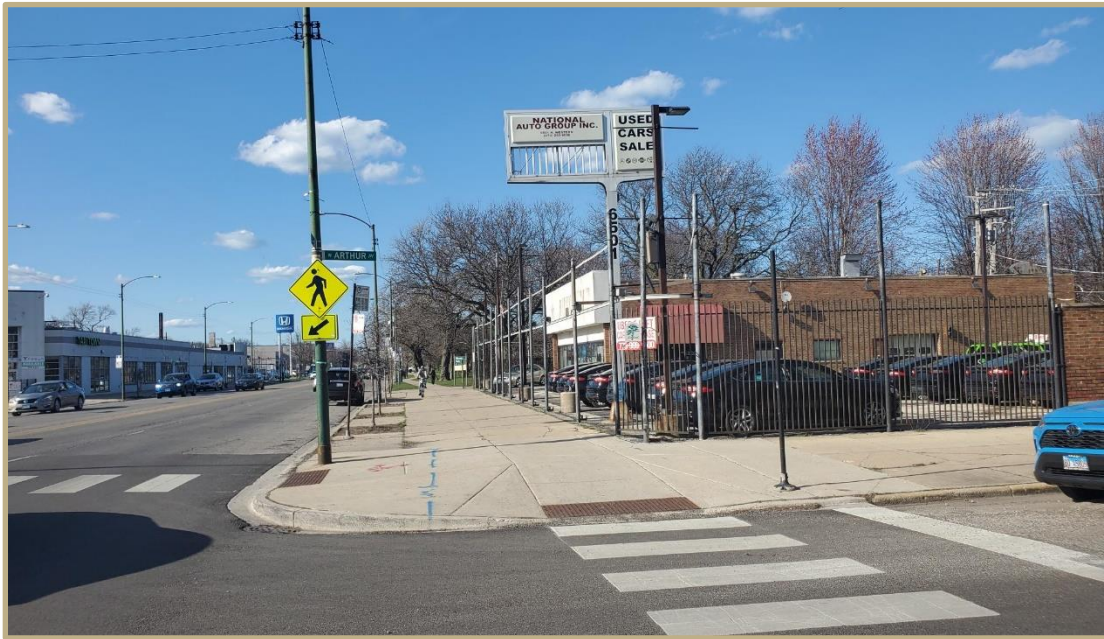
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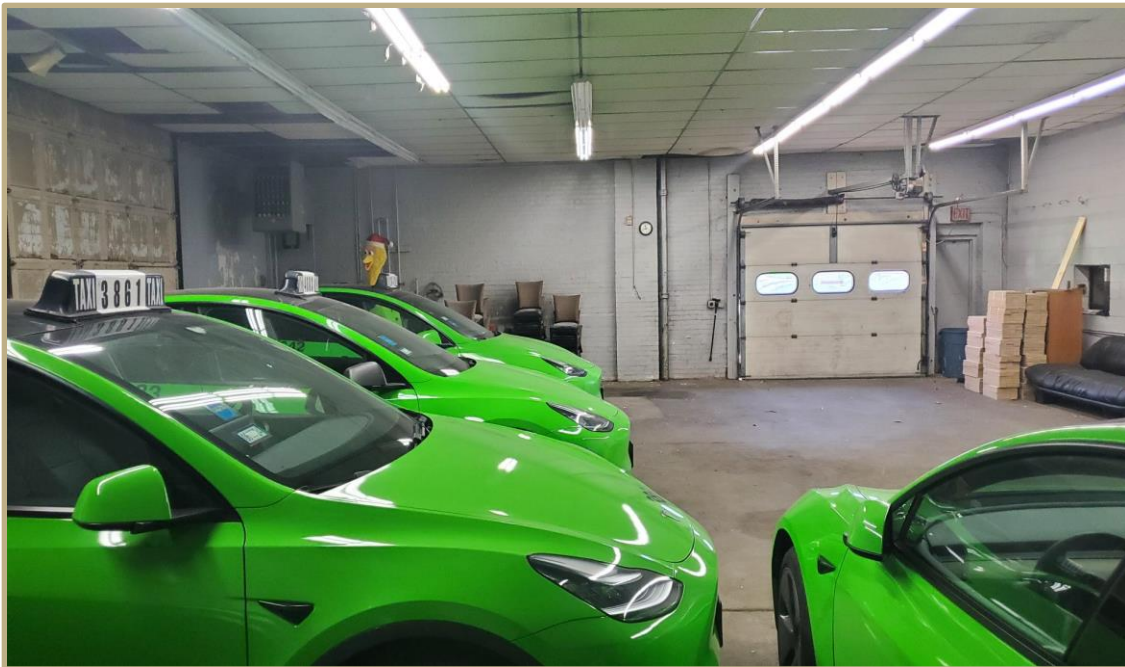
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