

565 E 170TH STREET

SOUTH HOLLAND, IL 60473

LM
Lagestee-Mulder
Commercial Real Estate

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Ideal for Car Wash, Auto Repair or as a Redevelopment Site.

HIGHLIGHTS:

- Former self-service car wash with (1) Conveyor tunnel wash bay (equipment has been removed) and (2) Car wash servicing bays for detailing and other uses, both one and two-story.
- Site zoned Local Business allowing for a variety of business, auto, retail and restaurant-related permitted uses, please see a detail of Zoning Uses on a following page.



SALE PRICE

\$600,000

OFFERING SUMMARY

Building Size: 4,920 ± SF

Lot Size: 0.88 Acres
38,250 SF

Real Estate Taxes: \$58,093.05
(pay 2024)

Assessment: May be Class 8
Eligible

PIN: 29-27-204-021-0000

Parking Spaces: 15 ±

County: Cook

Zoning: Local Business

CHARLIE BERBERICH

Commercial Broker
630.310.9874

CHARLIE@LMTEAM.COM

MARTHA WINTER

Senior Vice President & Designated Managing Broker
224.523.9174

MARTHA@LMTEAM.COM

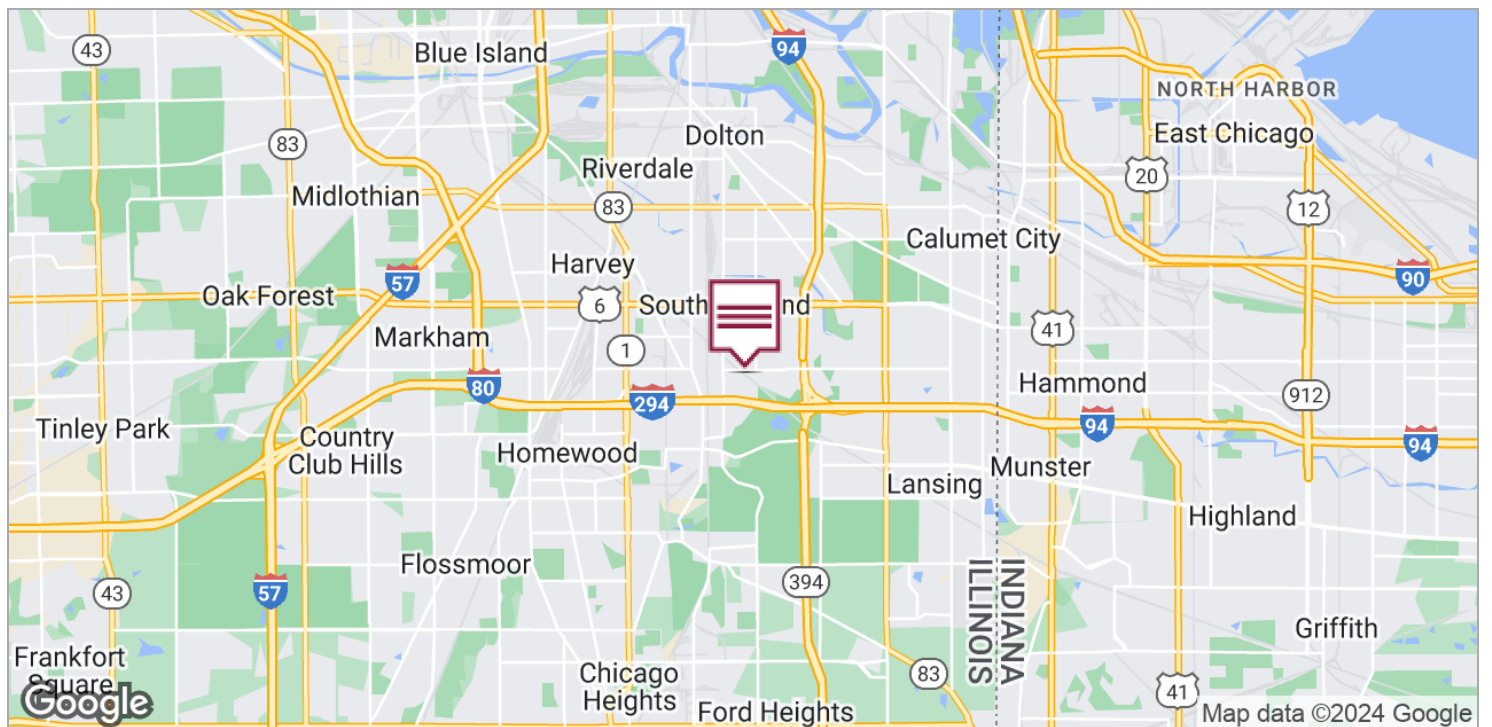
17005 Westview Ave.,
South Holland, IL 60473
630.325.8338

WWW.LMTEAM.COM

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

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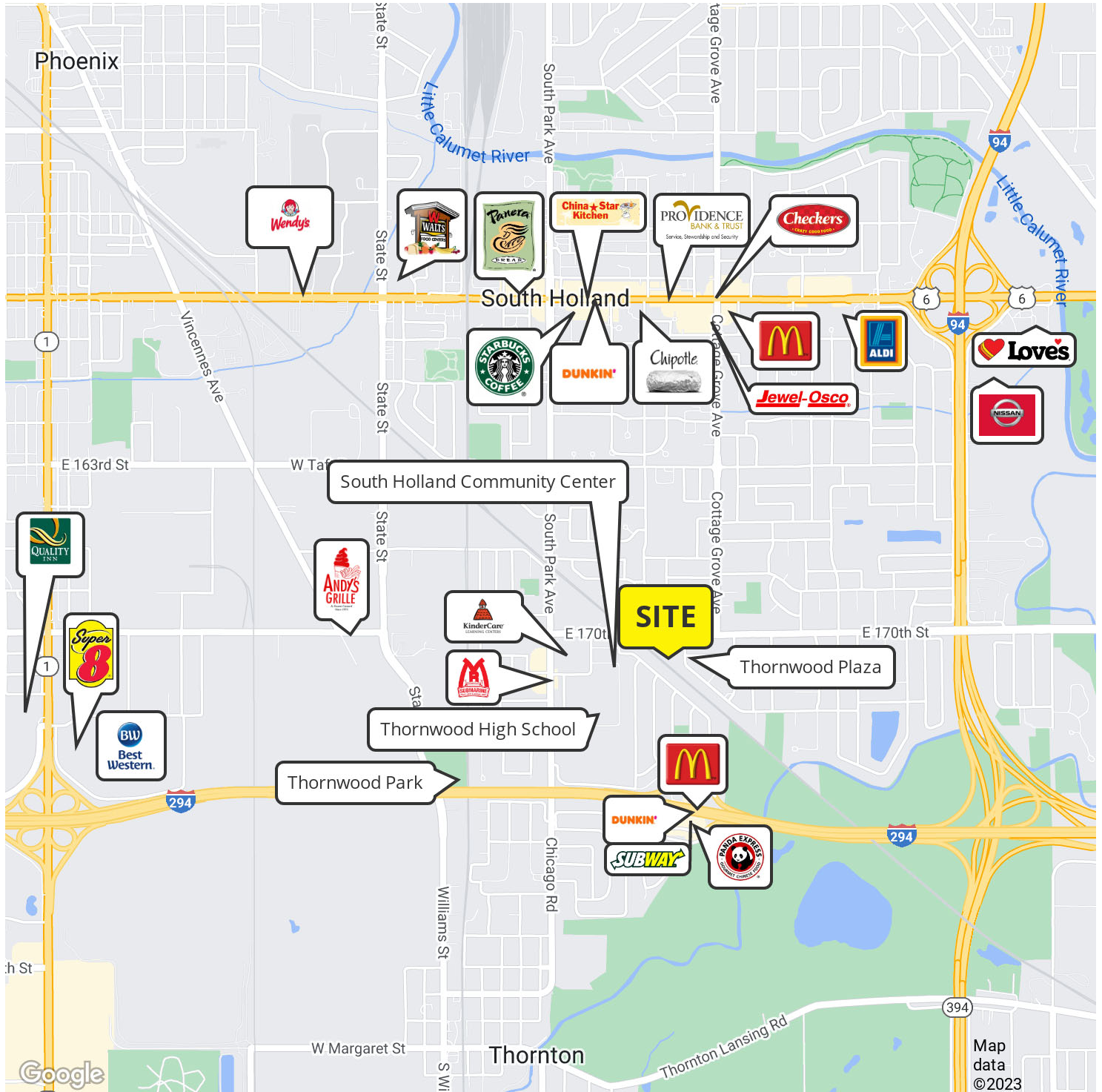
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LOCAL BUSINESS ZONING



PERMITTED IN LOCAL BUSINESS ZONING

- Automobile Service
- Business Service
- Clothing Service
- Equipment Service
- Food Service
- Grocery
- Restaurant
- Personal Service
- Barber/Beauty Shop
- Reducing Salon

PERMITTED USES IN LOCAL BUSINESS ZONING (CONTINUED)

- Retail service, retail stores generally
- Drugstore
- Hardware
- Stationer
- Showroom for articles to be sold at retail.
- Apparel
- Flower Shop
- Motel
- Private Lodge or Club
- Advertising Sign or Billboard

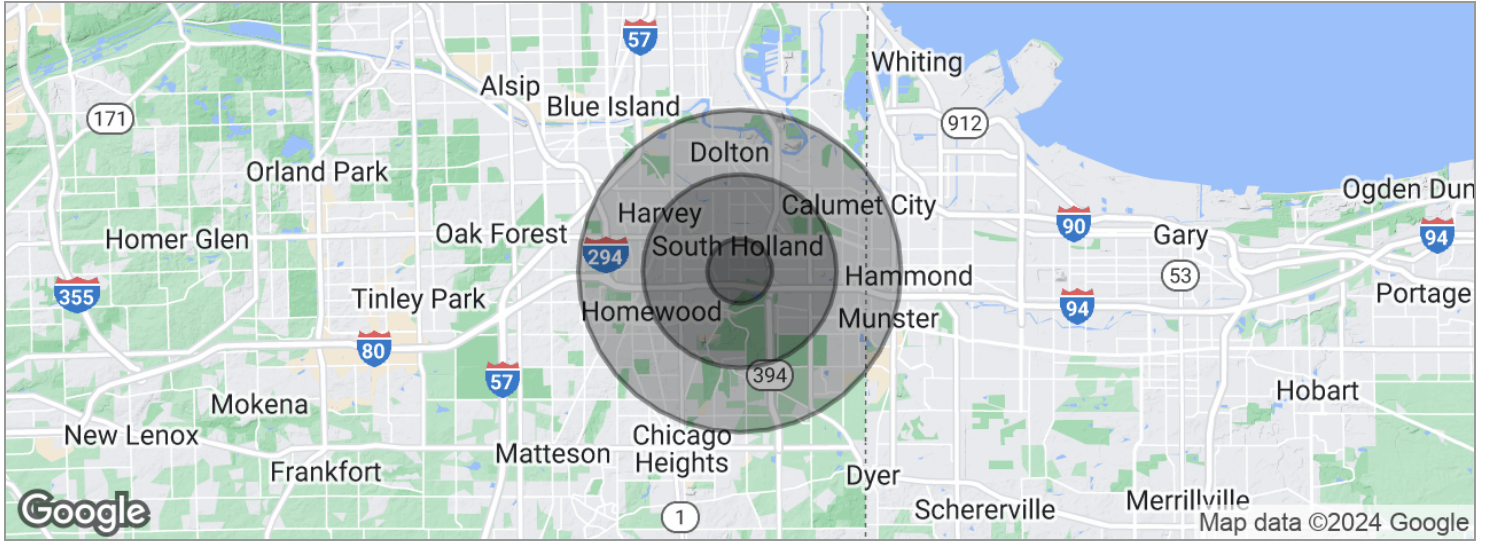
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,202	73,040	245,097
Median age	42.5	39.6	37.7
Median age (male)	41.1	36.9	34.6
Median age (Female)	43.9	42.2	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,848	30,435	102,316
# of persons per HH	2.7	2.4	2.4
Average HH income	\$74,424	\$60,333	\$58,185
Average house value	\$151,630	\$124,079	\$118,426

* Demographic data derived from 2020 ACS - US Census