

FOR SALE OR LEASE
1,100 SF AUTO SALES BUILDING ON 6,250 SF LAND

2622 N. Cicero Ave.
Chicago, IL 6039



Retail/auto building with 4 offices, 2 restrooms, and kitchen perfect for used car sales. There is also a 1-car garage and 6 parking spaces in rear.

Highlights:

- Actual zoning is B1-1. LEGAL non-conforming auto sales (90+years continuous use)
- Stoplight corner & CTA bus stop exposure
- In the core of Chicago's historic auto-sales corridor (Addison southward)
- Ample lot lighting + monument sign for maximum visibility on high traffic Cicero Ave.

SALE PRICE:	\$599,000
LEASE PRICE:	\$4,500 Monthly
LEASE TYPE:	NNN
BUILDING SIZE:	1,100 SF
LOT SIZE:	6,250 SF
LOT DIMENSIONS:	50'x125'
ZONING:	C2-1
WARD:	31—Alderman Felix Cardona Jr
TAXES (2024):	\$10,164
PIN:	1328415026

CONTACT

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LOCATION

3375 Grand Ave.
Waukegan, IL 60085



Best Chicago Location for used car sales! Surrounded by dense population, national retailers, independent businesses, service commercial operators, and numerous long-standing auto retailers – providing a consistent customer base and strong daytime population. **Traffic Count:** 29,500 Vehicles per day travel along Cicero Ave.



6 parking spaces and drive-in door in rear with access from alley.

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