

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

**2622 N. Cicero Ave.**  
**Chicago, IL 60639**



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.

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

**CONTACT**

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# LOCATION

2622 N. Cicero Ave.  
Chicago, IL 60639



**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 via alley.

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