

for more information
November 25, 2024

Josh Budny

773.793.6600

jbudny@matrixrealtygroup.com



4139 West 123rd Street, Alsip, IL 60803

Alsip Office/Warehouse

Industrial Property For Sale November 25, 2024



7820 Graphics Dr Suite 107 | Tinley Park, IL 60477 | 773.793.6600 | networkregroup.com

4139 West 123rd Street, Alsip, IL 60803

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OFFERING SUMMARY

Sale Price:	\$429,000
Lot Size:	0.23 Acres
Building Size:	3,200
Price / SF:	\$134.06

PROPERTY HIGHLIGHTS

- Stand alone building
- Warehouse expandable to 2,400 sf w/demo
- Roof approximately 10 years old
- Building is in excellent condition
- \$17K taxes
- 6 Private offices
- Large open area
- +/- 900 sf of warehouse space
- Back-up generator not included but is negotiable

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FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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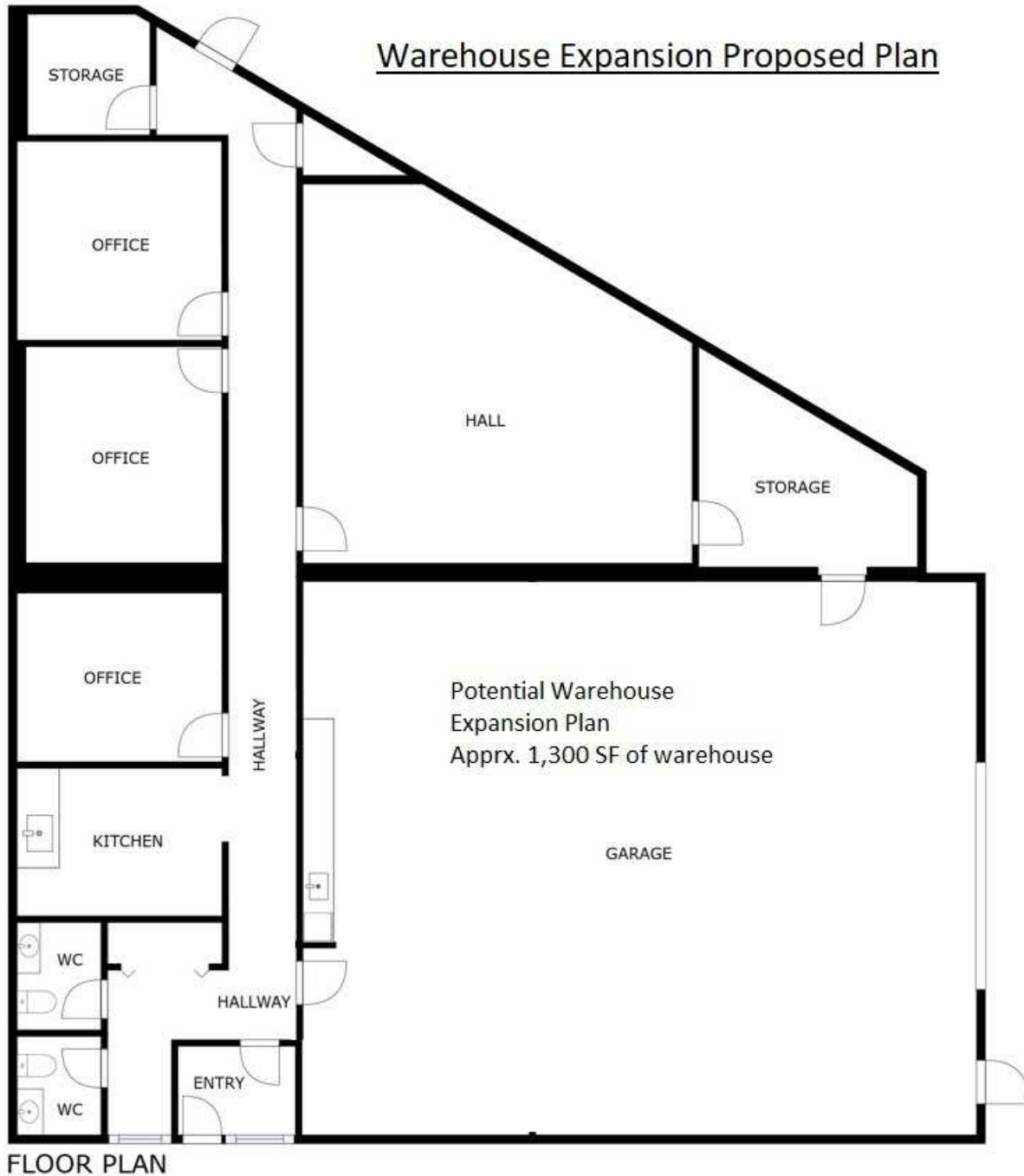
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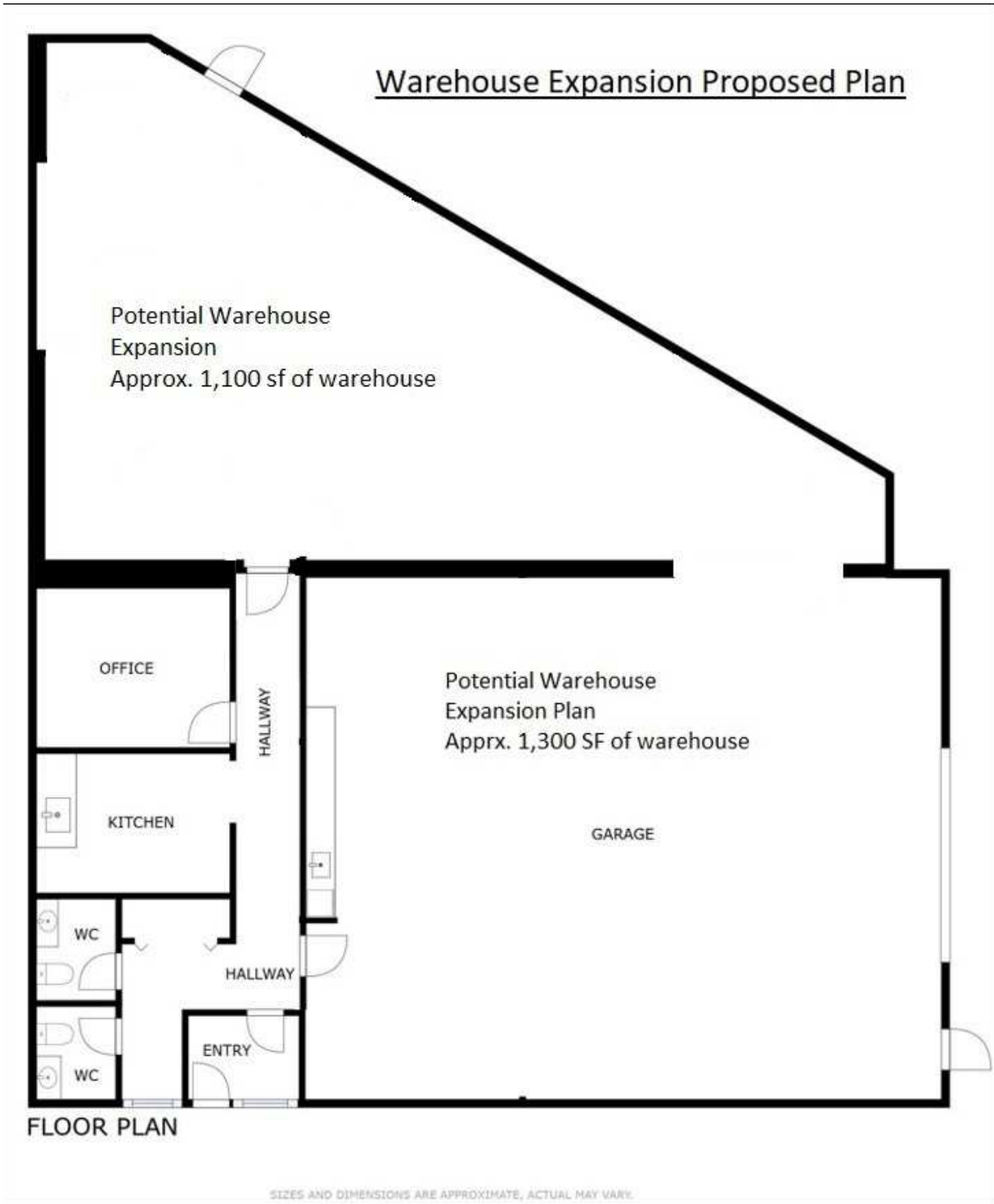
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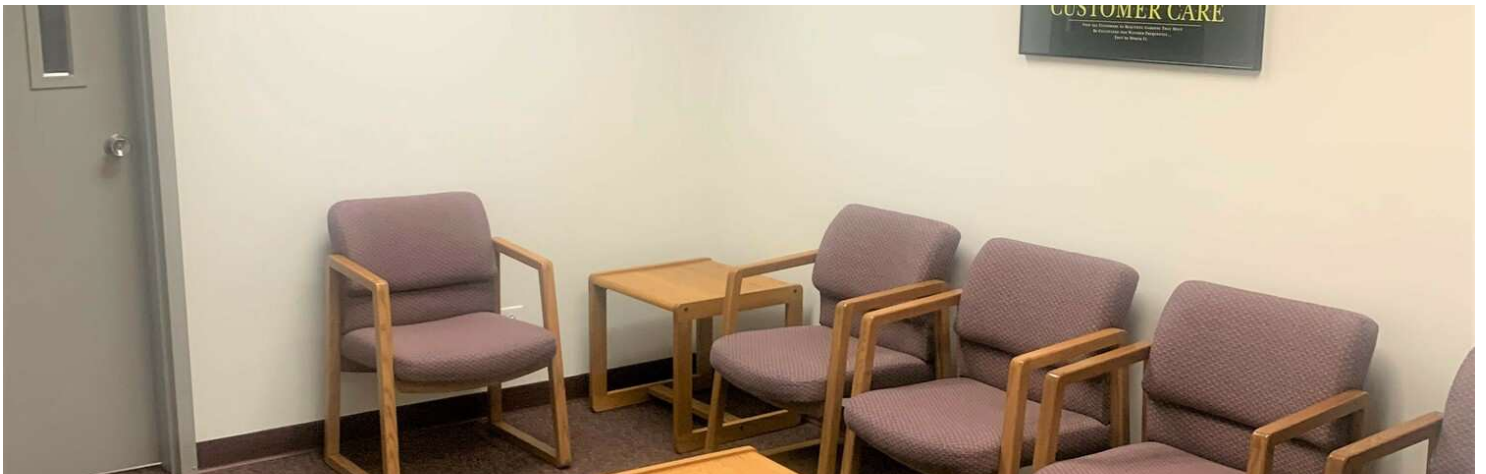
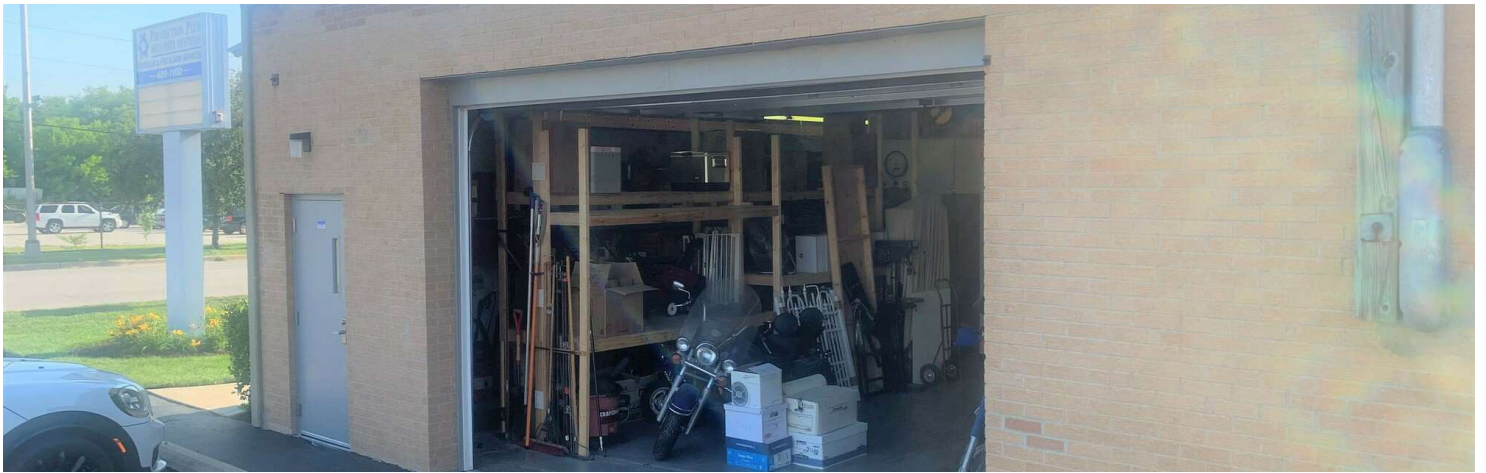
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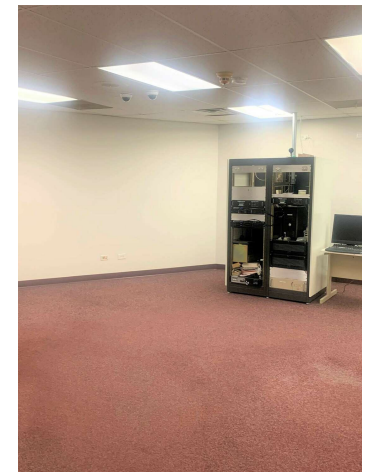
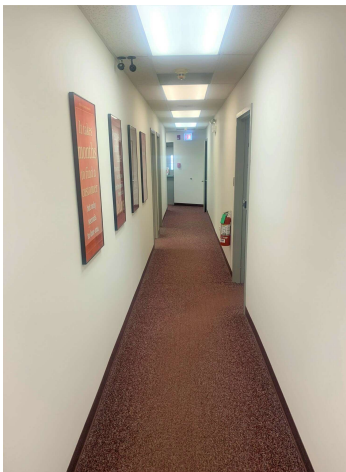
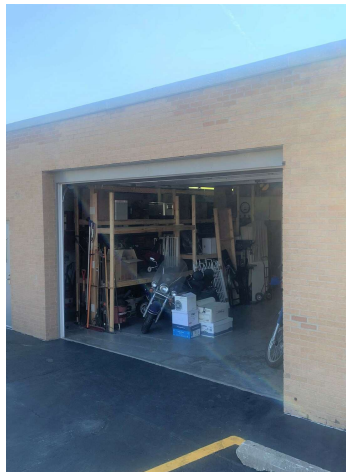
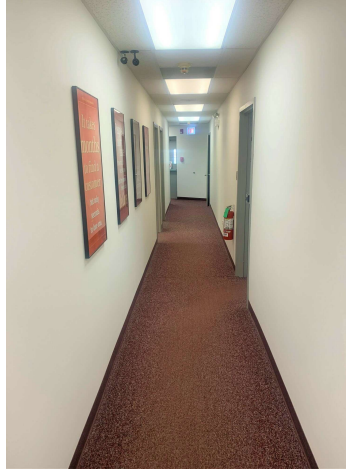
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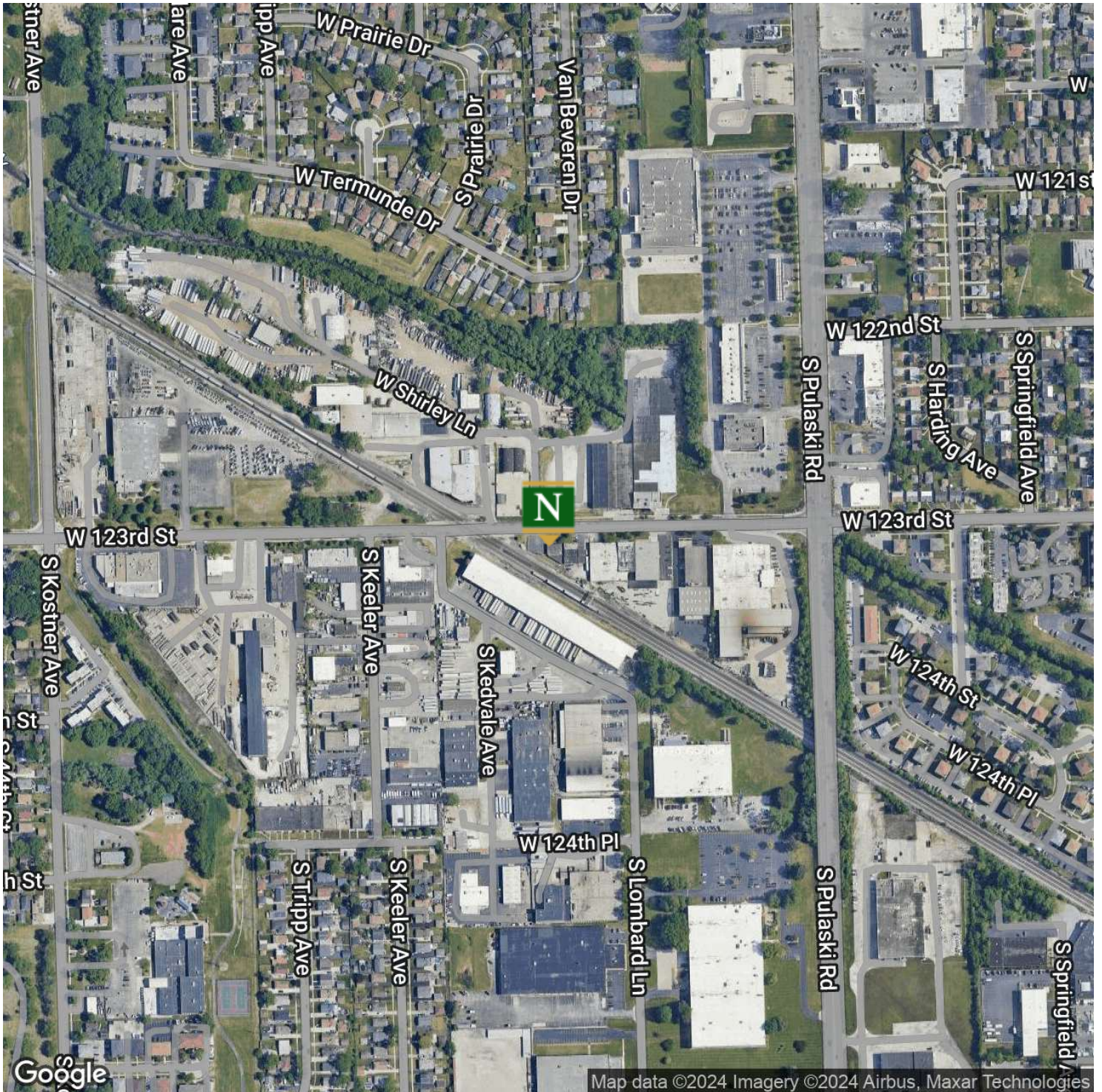
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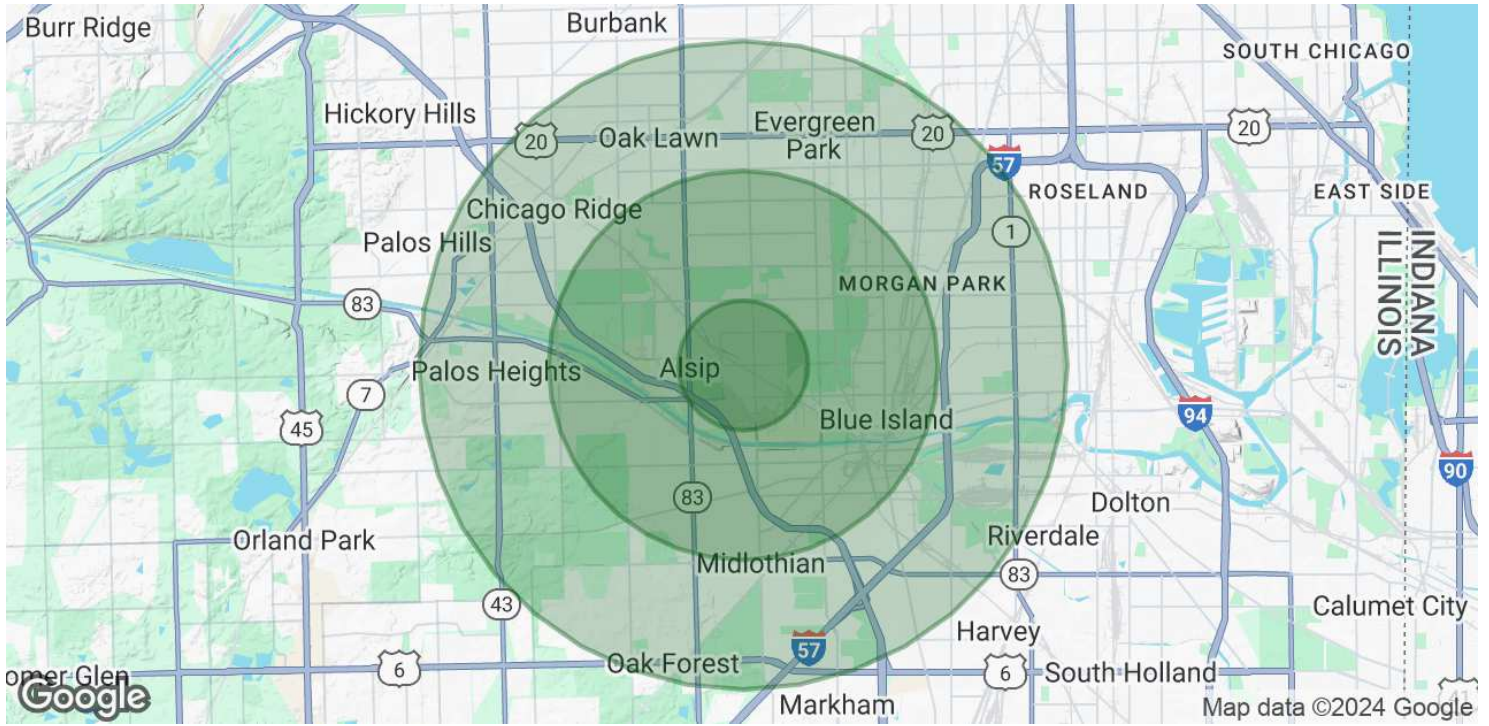
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,457	120,979	349,692
Average Age	38.1	40.0	40.5
Average Age (Male)	35.3	38.0	38.4
Average Age (Female)	41.8	42.0	42.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,494	50,008	141,468
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$64,750	\$76,773	\$75,314
Average House Value	\$154,367	\$196,306	\$191,273

2020 American Community Survey (ACS)

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