



FOR SALE

+/- 9,090 SF BUILDING SIZE

+/- 0.63 AC LAND SIZE

6335 N WESTERN AVENUE • CHICAGO, ILLINOIS 60622

CBRE

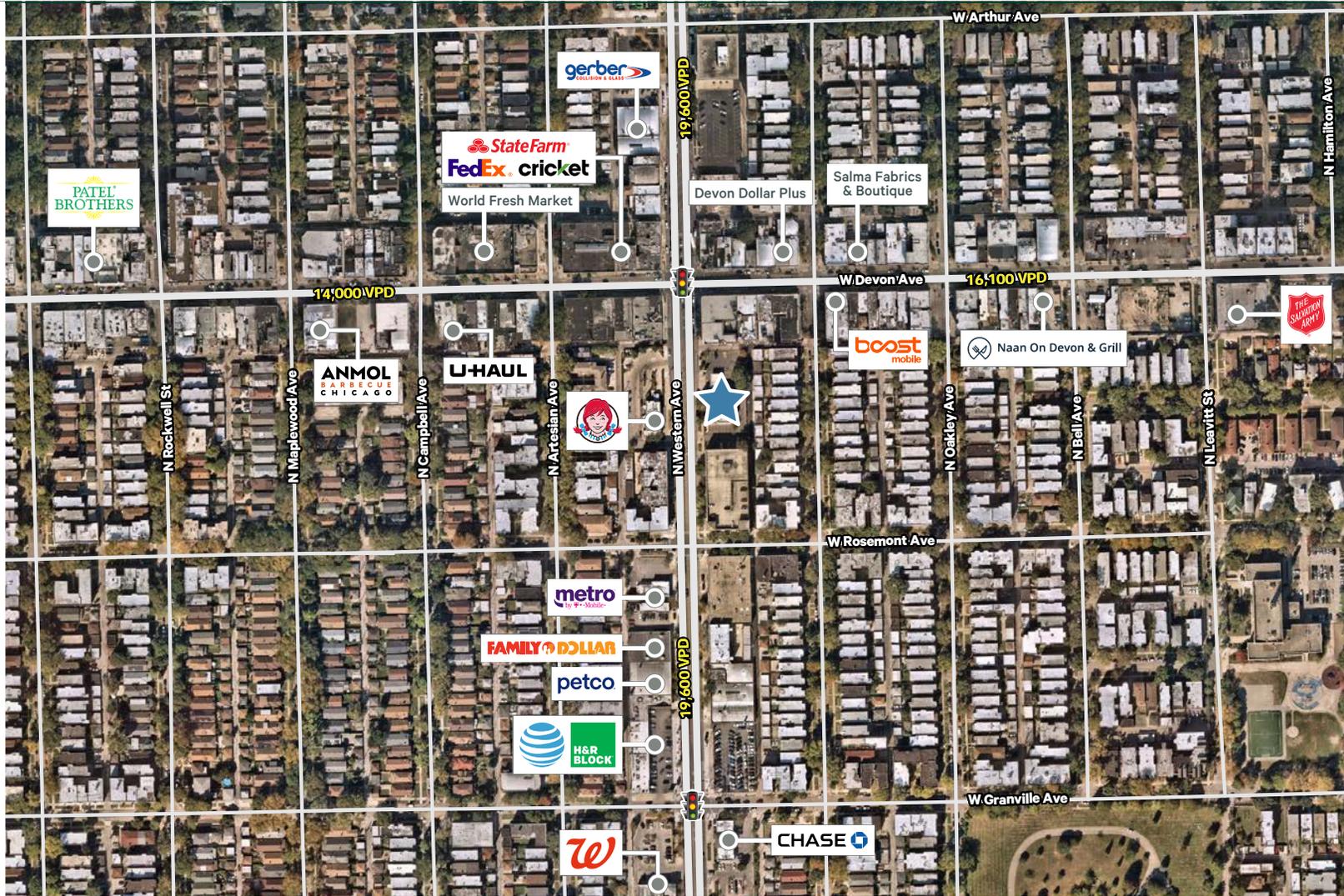
PROPERTY INFO

- **Asking Price:** \$2,500,000
- **Building Size:** +/- 9,090 SF
- **Land Size:** 0.63 AC
- **Traffic Count:** 22,300 VPD
- **Parking:** 35
- **Zoning:** B3-2
- **Pin Numbers:** 14-06-100-004, 005, 033, 044
- **2024 Taxes (payable in 2025):** \$117,778
- **Western Avenue Frontage:** 250 feet (average depth 110 feet)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	62,936	401,633	826,544
AVERAGE HH INCOME	\$96,454	\$113,126	\$130,276
DAYTIME POPULATION	47,250	312,662	689,173
BUSINESSES	1,386	11,180	25,910



AERIAL



PHOTOS





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CONTACT US

PETER GRAHAM

First Vice President

+1 312 861 7851

peter.graham@cbre.com

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