



COMMERCIAL®

FOR SALE

3650-3656 W. OAKTON ST. SKOKIE



BODY SHOP

LISTING PRICE: **\$1,499,000**

C E N
T U R
Y 2 1

Presented by

MARK AHMAD

CENTURY 21 Circle

THE REAL ESTATE BROKER WITH MARKET KNOWLEDGE EVERYWHERE

773.983.1553

mark@chicagorealestatemarkets.com

www.chicagorealestatemarkets.com

The above information deemed reliable but not guarantee. Listing office & listing broker are not liable for any incorrect information.

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PROPERTY/LOCATION DISCRPTION

- Skokie's commercial industrial and business corridor.
- A very successful auto body & custom van/wheelchair & mobility conversion shop.
- 2-Separate businesses & buildings for decades with steady income supported by records.
- Available one package only.
- Sellers are willing to assist & train qualified buyers through the process.
- Across the street from the Amazon fleet station. Approximately 7,400 Sq. ft. combined buildings.
- Business, equipment, and real estate of 3650, 3654, and 3656 W. Oakton St., all for \$1,499,000
- Center location provides quick access to interstate I-90, I-94, and I-294, Lake Shore Dr. Northwestern Suburbs with short distance to O'Hare Airport, & Chicago downtown.
- M-2 zoning allowing light industry, operation manufacturing, service, & automotive use.
- Accompanied showings are after 4:30 p.m. weekdays and after 11:00 a.m. weekends.
- Operation is Mondays-Fridays.
- Annual 2023 real estate taxes are \$42,500.

<https://youtu.be/CvTCDI6uX9M>



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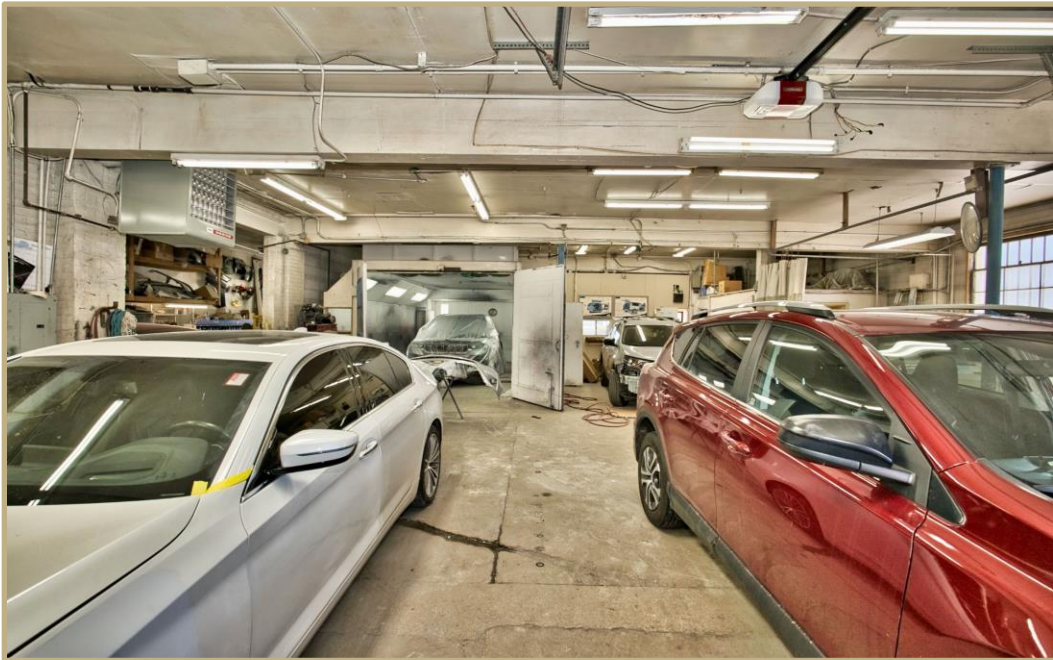
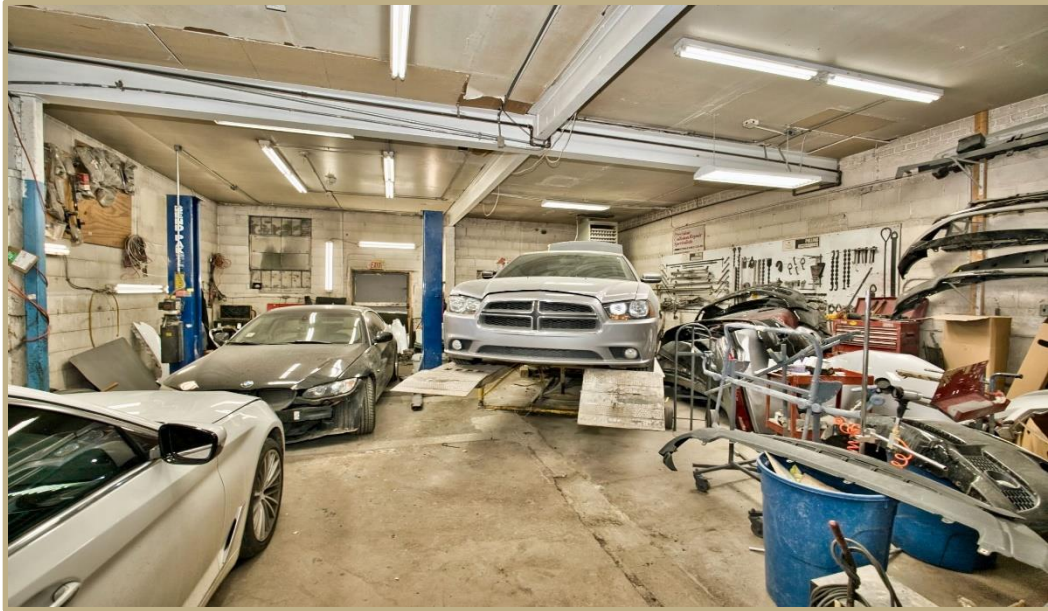
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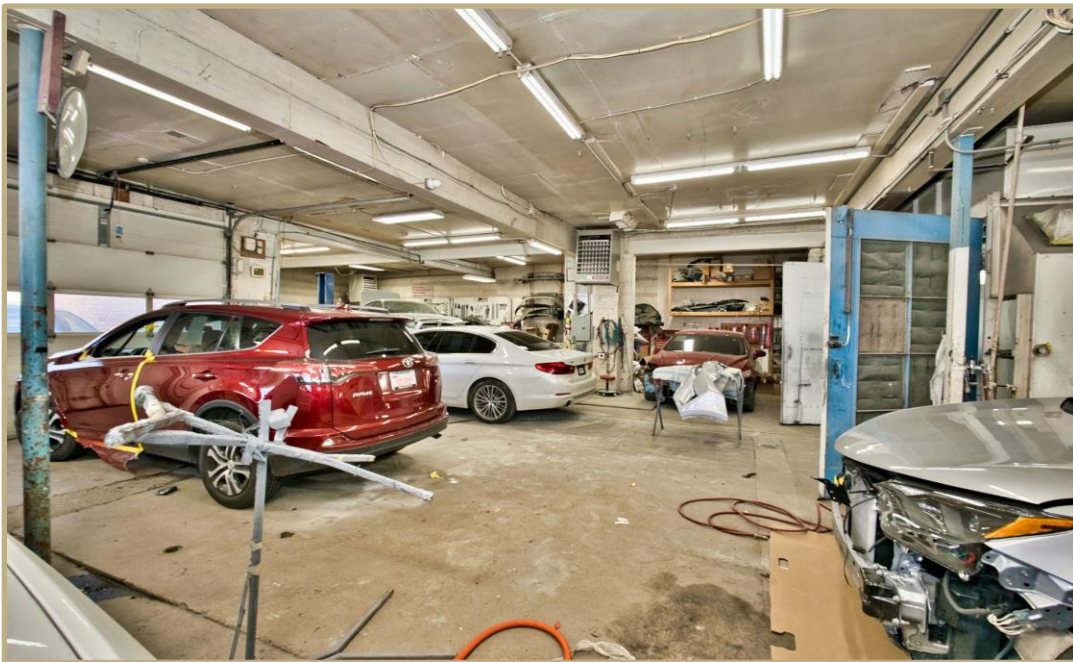
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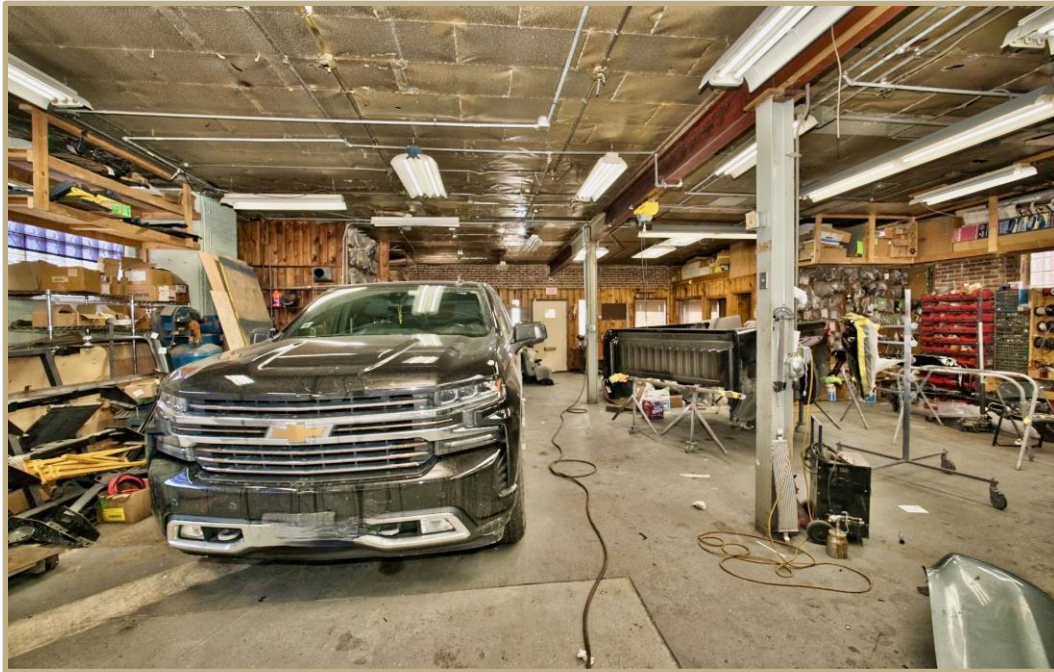
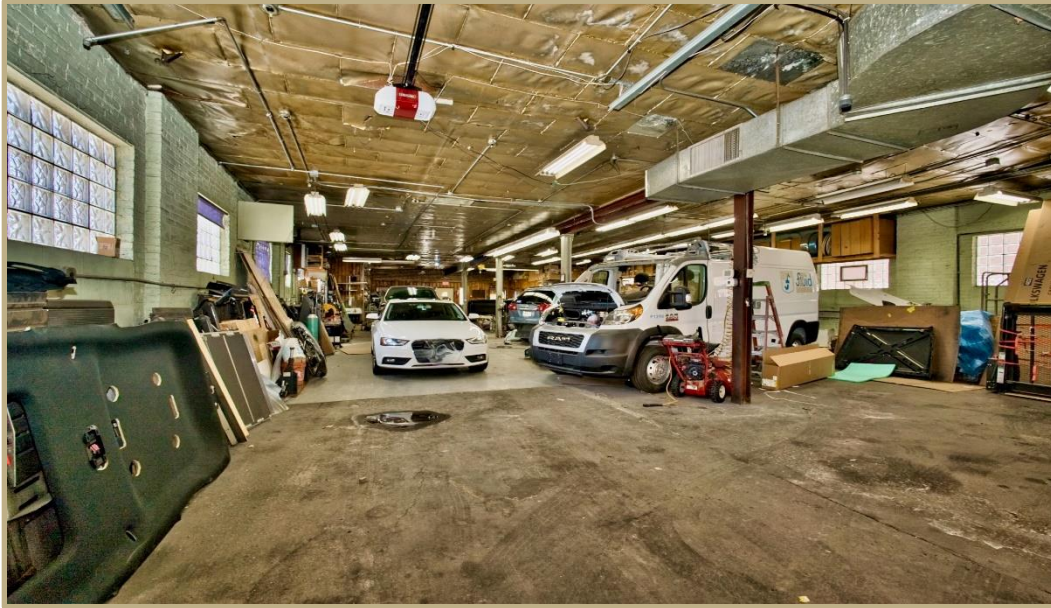
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ACHIEVEMENTS + AWARDS

2005-2023 Chicago Association of REALTORS Top 5% Producer

2015-2023 Century 21 Chicago Land Top Producer

2012-2014 and 2023 Century 21 Chicago Land Region Top Producer

2005-2011 Coldwell Banker Top Producer

2010 Chicago Association of REALTORS Top Commercial Producer

CONSISTENTLY IN YOUR NEIGHBORHOOD MARKET PROVIDING THE FINEST SERVICE

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