



Land	MLS #: 12097792	List Price: \$1,650,000
Status: ACTV	List Date: 06/28/2024	Orig List Price: \$1,750,000
Area: 453	List Dt Rec: 06/28/2024	Sold Price:
Address: 10448 S Pulaski Rd, Oak Lawn, IL 60453		Rental Price: \$0
Directions: PULASKI NORTH OR SOUTH TO PROPERTY (10448 S. PULASKI RD.)		Rental Unit:
Sold by:	Contract Date:	Mkt. Time (Lst./Tot.): 321/321
Closed:	Financing:	Concessions:
Off Market:	Subdivision:	Contingency:
Dimensions: 132 X 166	Township: Worth	County: Cook
Ownership: Fee Simple		# Fireplaces:
Corp Limits: Oak Lawn		Parking:
Coordinates:		
Rooms:	Bathrooms / (full/half):	
Bedrooms:	Master Bath:	Garage Type:
Basement:	Bmt Bath: No	# Spaces: 0
Mobility Score: -	?	

Remarks: **GREAT LOCATION WHERE YOUR BUSINESS WILL BE SEEN. *28,500 VEHICLES PER DAY* CURRENT USE IS THE SUCCESSFUL LONGWOOD ARTS MEDICAL CENTER. THIS CAN BE AN INVESTMENT PROPERTY WITH SEVERAL TENANTS ALREADY IN PLACE. PURCHASER CAN EXPAND THEIR OWN PRACTICE/BUSINESS ENTIRELY INTO THIS WELL ESTABLISHED NEIGHBORHOOD MEDICAL/OFFICE COMPLEX OR BUILDING CAN BE TORN DOWN AND REDEVELOPED.**

School Data	Assessments	Tax	Miscellaneous
Elementary: (123)	Special Assessments: Unknown	Amount: \$55,969	Waterfront: No
Junior High: (123)	Special Service Area: No	PIN: 24152040570000	Acreage: 0.5
High School: Oak Lawn Comm (229)	Zoning Type: Actual Zoning:	Mult PINs: Tax Year: 2022	Appx Land SF: Front Footage: 166
		Tax Exmps:	# Lots Avail: Farm: No
			Bldgs on Land?: Yes

Laundry Features:	Ownership Type:	Type of House:
Lot Size: .50-.99 Acre	Frontage/Access: City Street	Style of House:
Lot Size Source:	Driveway:	Basement Details:
Pasture Acreage:	Road Surface: Asphalt	Construction:
Tillable Acreage:	Rail Availability:	Exterior:
Wooded Acreage:	Tenant Pays:	Air Cond:
Lot Desc:	Min Req/SF (1):	Heating:
Land Desc:	Min Req/SF (2):	Utilities to Site: Electric to Site, Gas to Site, Sanitary Sewer to Site, Water to Site
Land Amenities:	Other Min Req SF:	General Info: None
Farms Type:	Lease Type:	Backup Package: No
Bldg Improvements:	Loans:	Backup Info:
Current Use: Commercial	Equity:	Possession: Negotiable
Potential Use:	Relist:	Sale Terms:
Location:	Seller Needs:	
Known Liens:	Seller Will:	

Broker Private Remarks:

Internet Listing: Yes	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: Yes	VOW Comments/Reviews: Yes	Lock Box:
Listing Type: Exclusive Right to Sell	Holds Earnest Money: No	
Addl. Sales Info.: None	Broker Notices:	
Showing Inst: CALL/TEXT/EMAIL TIM 630-947-6854 / 6854 TIMOLSICK@GMAIL.COM	Cont. to Show?:	Expiration Date: 06/25/2026
Owner: OOR	Ph #:	Broker Owned/Interest: No
Broker: Olsick Realty, Inc. (25144) / (630) 947-6854		
List Broker: Timothy Olsick, CNC (229901) / (630) 947-6854 / timolsick@gmail.com		More Agent Contact Info:
CoList Broker:		

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

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Prepared By: Timothy Olsick, CNC | Olsick Realty, Inc. | 05/14/2025 02:55 PM