



3600 W North Ave

3600 W North Ave, Stone Park, IL 60165



Tony Tinoco

Alexander Realty, LLC

1930 George St, Suite L, Melrose Park, IL 60160

Tony@alexanderrealty.com

(708) 878-3844

3600 W North Ave

\$1,350,000

Location, size, visibility, accessibility, and ample parking are critical in commercial real estate, and this property delivers on all fronts. Ideally positioned on North Avenue with excellent visibility and convenient access from both eastbound and westbound lanes, this nearly one-acre site offers exceptional potential for a wide range of uses, including redevelopment, a retail plaza, a restaurant concept, or other commercial applications permitted by zoning.

The property is fully equipped for restaurant use and includes a substantial commercial kitchen with an approximately 20-foot exhaust hood, fryers, grill, stove, and refrigerated cold-plate equipment. Bar equipment includes a triple sink, beverage refrigeration,...

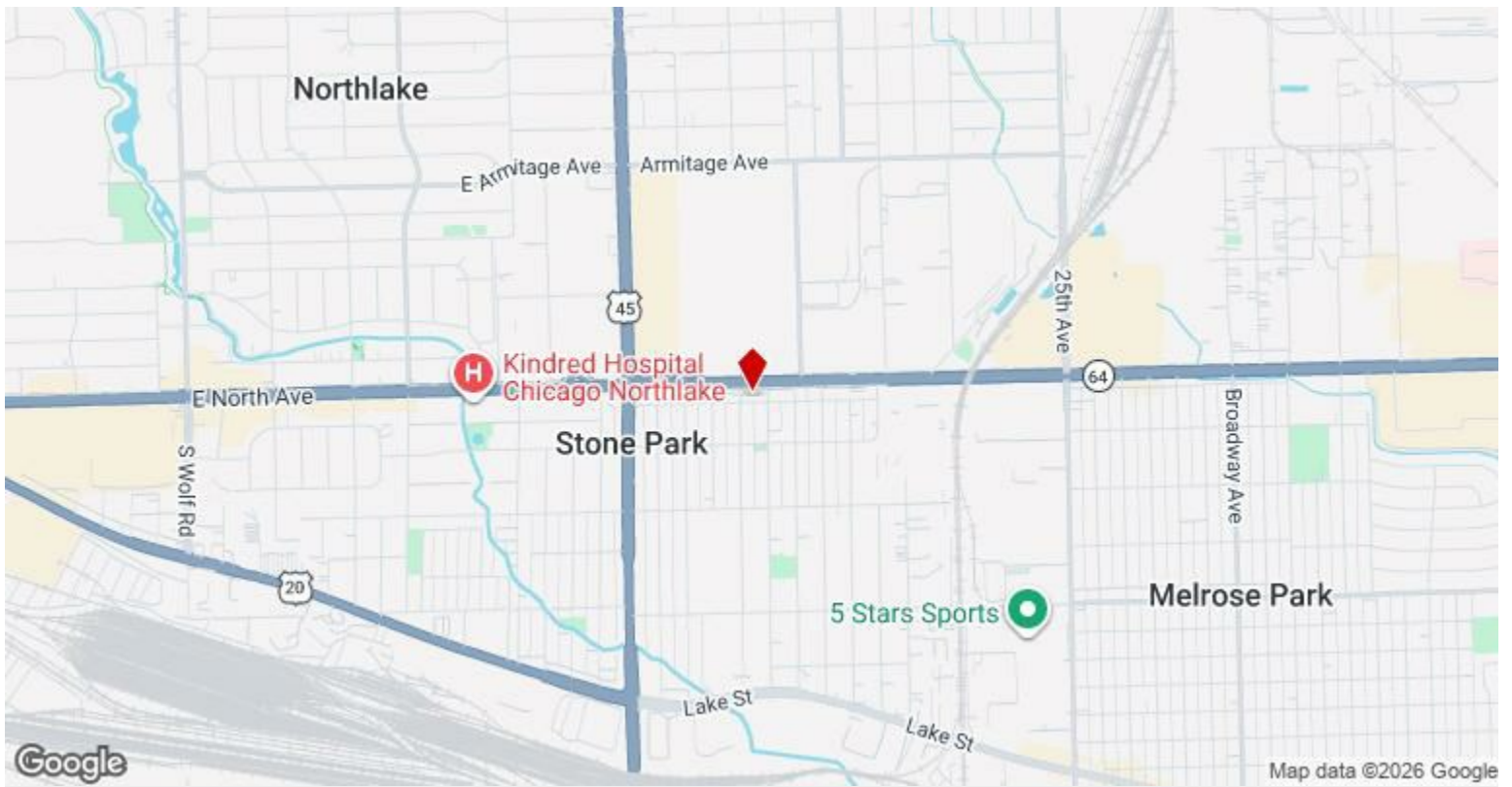
- Highly visible from North Avenue with convenient access from both eastbound and westbound lanes.
- Rare large parcel offering outstanding development and investment potential.
- Restaurant property featuring a large interior dining area, expansive outdoor dining space, a large bar, and a substantial parking area.



Price:	\$1,350,000
Property Type:	Retail
Property Subtype:	Restaurant
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.76 AC
Gross Building Area:	5,150 SF
No. Stories:	1
Year Built:	2009
Tenancy:	Single
Parking Ratio:	21.11/1,000 SF
Clear Ceiling Height:	16 FT
Zoning Description:	B-1 General Commercial
APN / Parcel ID:	15-04-104-010-0000
Walk Score ®:	50 (Fairly friendly)

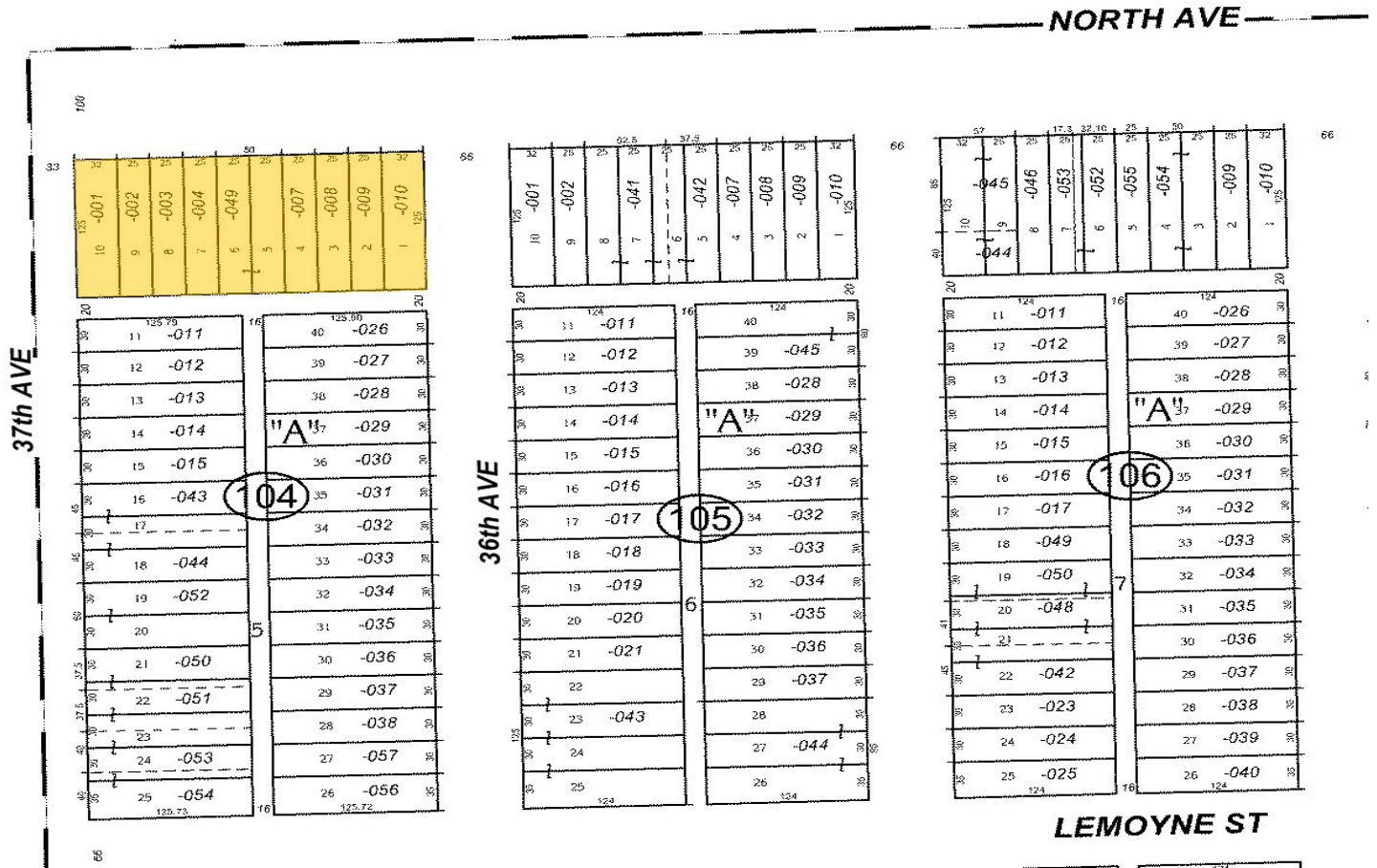
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Culich Town	-	September 2022



3600 W North Ave, Stone Park, IL 60165

Property Photos



Property Photos



3636245A-1155-44CF-A239-F0C597B5AEC0_1_102_o



34927B60-374F-4C84-A78A-9D6E4761B9B2_1_102_o