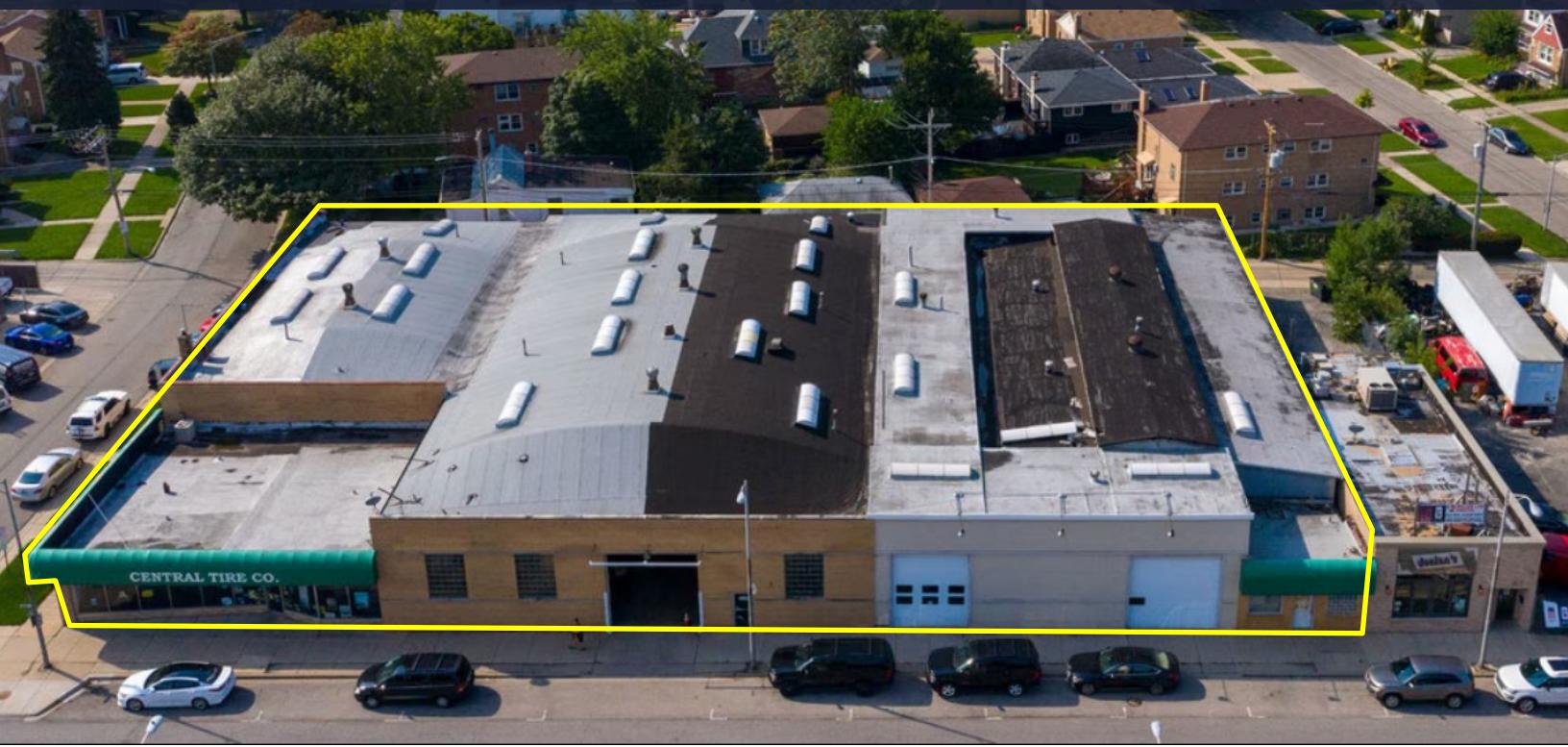


# For Sale or Lease ±24,950 SF Commercial Property on Grand

7829-39 W. Grand Ave.  
Elmwood Park, IL 60707



Take advantage of this rare opportunity to acquire a large corner commercial property along Grand Avenue in Elmwood Park. Property is zoned commercial with a large storefront and warehouse spaces. Great opportunity for dealership, automotive repair or other retail use.

## East Unit (±16,950 SF)

Retail/office showroom area and warehouse section.

## West Unit (±8,000 SF)

Warehouse and Office unit. Available for Demo to add parking.

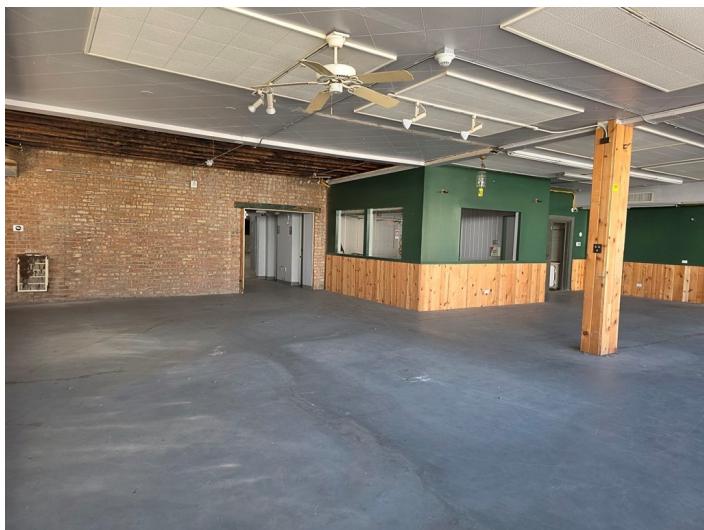
<b>SALE PRICE:</b>	\$1,679,000
<b>LEASE PRICE:</b>	\$12 PSF, Modified Gross
<b>BUILDING SIZE:</b>	±24,950 SF (Divisible to ±8,000 SF)
<b>CLEAR HEIGHT:</b>	15' to Deck 26' to middle of Barrel Truss
<b>DRIVE-IN DOORS:</b>	5
<b>ZONING:</b>	C1
<b>PARKING:</b>	Street parking in front and side streets
<b>TAXES (2023):</b>	\$90,751.09
<b>PINs:</b>	12-25-321-(004 through 009)-0000

**CONTACT** MJ Weinberger  
773 736 3600 Office  
847 334 2587 Mobile  
mj@straussrealty.com

**STRAUSS**  
REALTY, LTD.

7829-39 W. Grand Ave. Elmwood Park, IL 60707

## PHOTOS

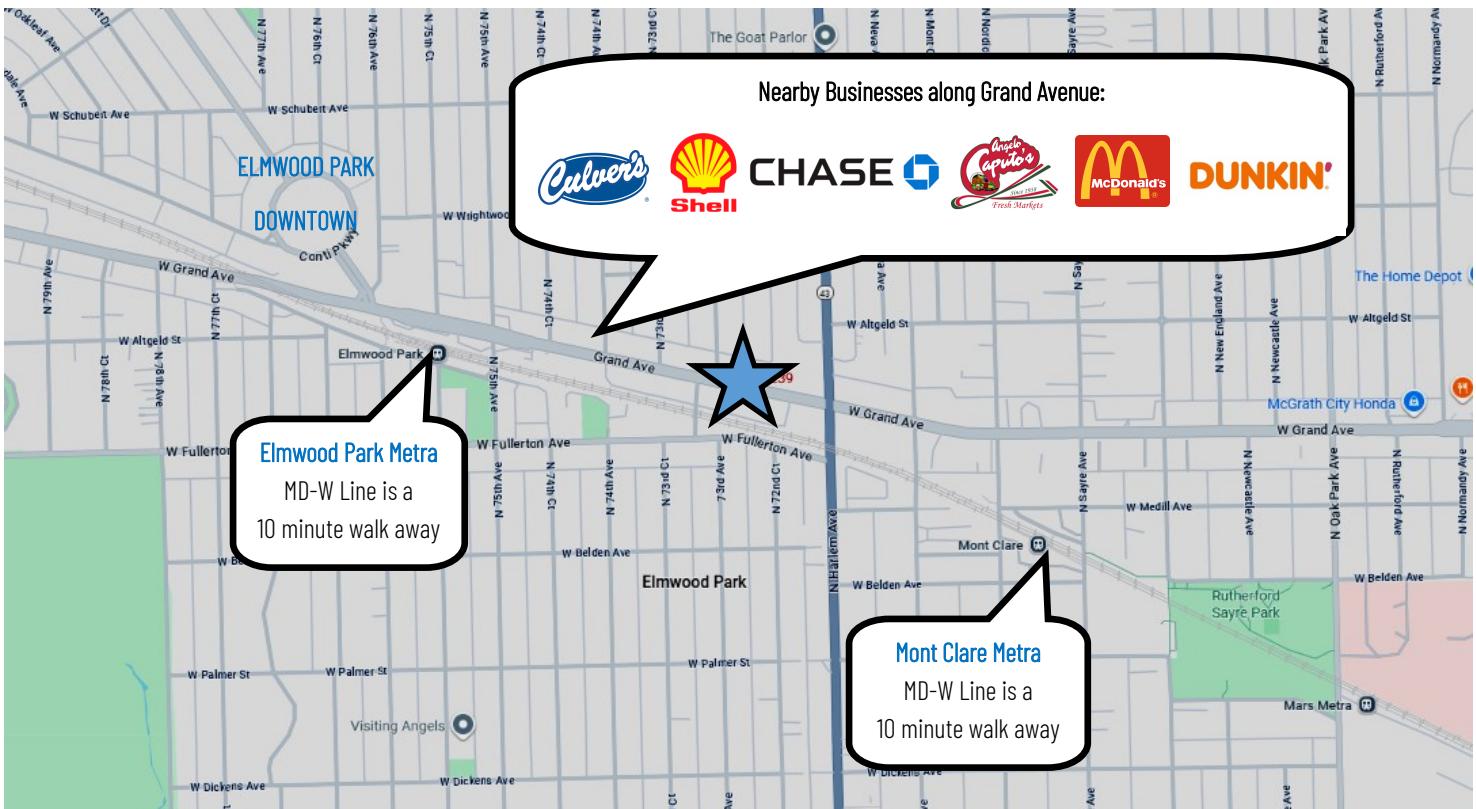


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## LOCATION



- Great downtown location in Elmwood Park.
- In between two Metra stations on the MD-W line, each a 10 minute walk away.
- Traffic Count: Grand Avenue sees 16,200 vehicles per day.

## DEMOGRAPHICS (2024)

	<b>1 Mile:</b>	36,350
	<b>2 Miles:</b>	120,666
	<b>3 Miles:</b>	263,814

	<b>1 Mile:</b>	13,432
	<b>2 Miles:</b>	42,453
	<b>3 Miles:</b>	95,575

	<b>1 Mile:</b>	\$91,954
	<b>2 Miles:</b>	\$99,203
	<b>3 Miles:</b>	\$97,050



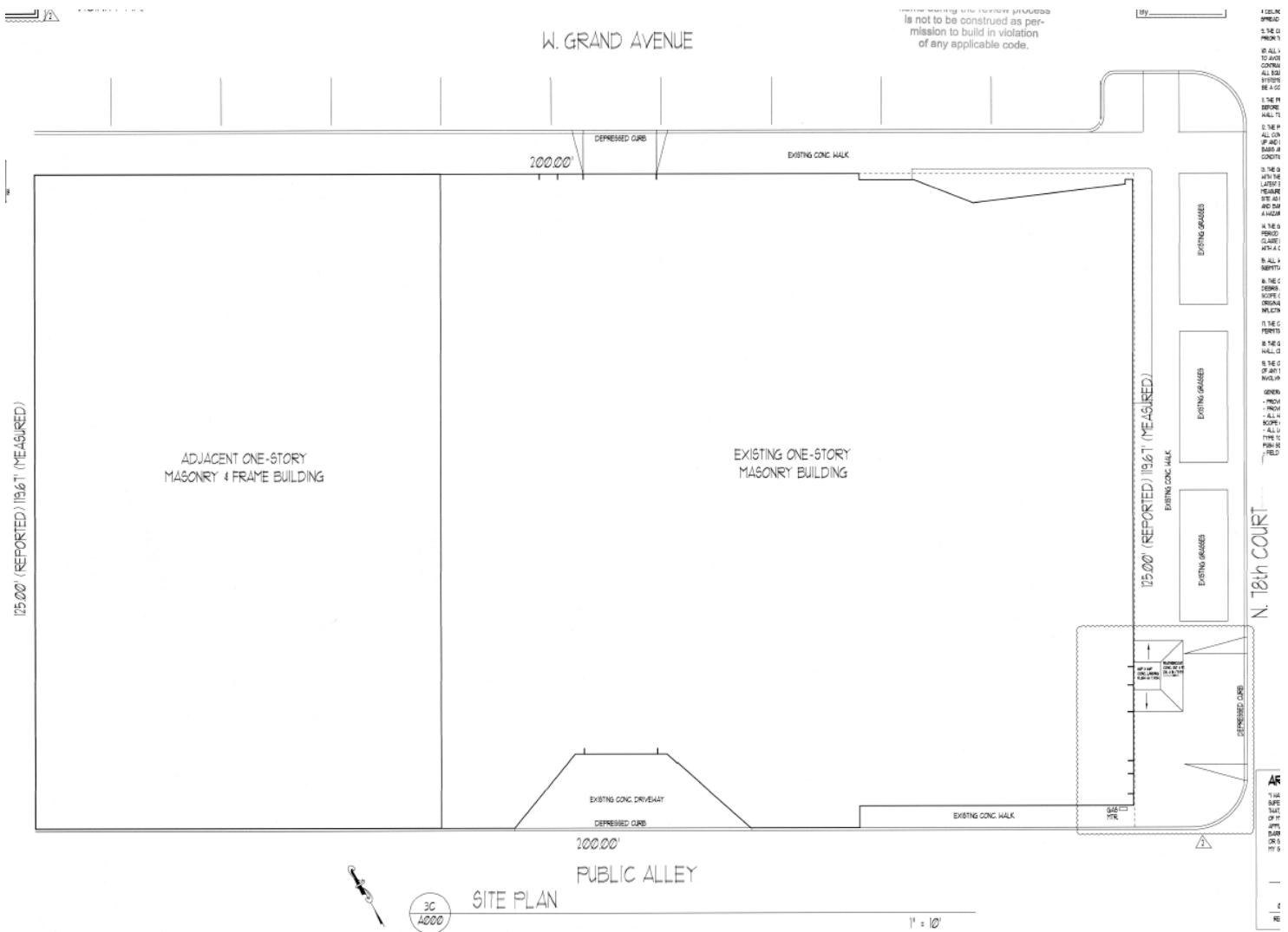
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# FLOOR PLAN

This floor plan is a portion of the property—the two buildings nearest to the corner of Grand & 78th.



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