

FOR SALE

BP GAS STATION

1149 W. IRVING PARK RD. ITASCA



BP GAS STATION

LISTING PRICE: **\$1,399,000**

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.

1149 W. Irving Park Rd. Itasca

PROPERTY & LOCATION DESCRIPTION

- Itasca Village, DuPage County great location.
- Major traffic intersection of Irving Park Rd. and Rout., IL 53.
- BP gas station selling approximately 35,000 gallons with \$35,000 inside C-store, with about \$3,000 lottery commission, all per month.
- 4-Pump stations with 2-Steel tanks.
- Current absentee owner, offering upside potential.
- Hours of operation are 6:00 p.m.-11:00p.m.
- No financial available.
- Supply agreement is with Parent Petroleum ending in 2030.
- Annual real estate tax is \$10,000.



Presented by

MARK AHMAD

773.983.1553

mark@chicagorealestatemarkets.com

www.chicagorealestatemarkets.com

CENTURY 21 Affiliated

3372 WEST DEVON | LINCOLNWOOD, ILLINOIS 60712 | 773.465.4200

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

1149 W. Irving Park Rd. Itasca



Presented by

MARK AHMAD

773.983.1553

mark@chicagorealestatemarkets.com

www.chicagorealestatemarkets.com

CENTURY 21 Affiliated

3372 WEST DEVON | LINCOLNWOOD, ILLINOIS 60712 | 773.465.4200

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

1149 W. Irving Park Rd. Itasca



Presented by

MARK AHMAD

773.983.1553

mark@chicagorealestatemarkets.com

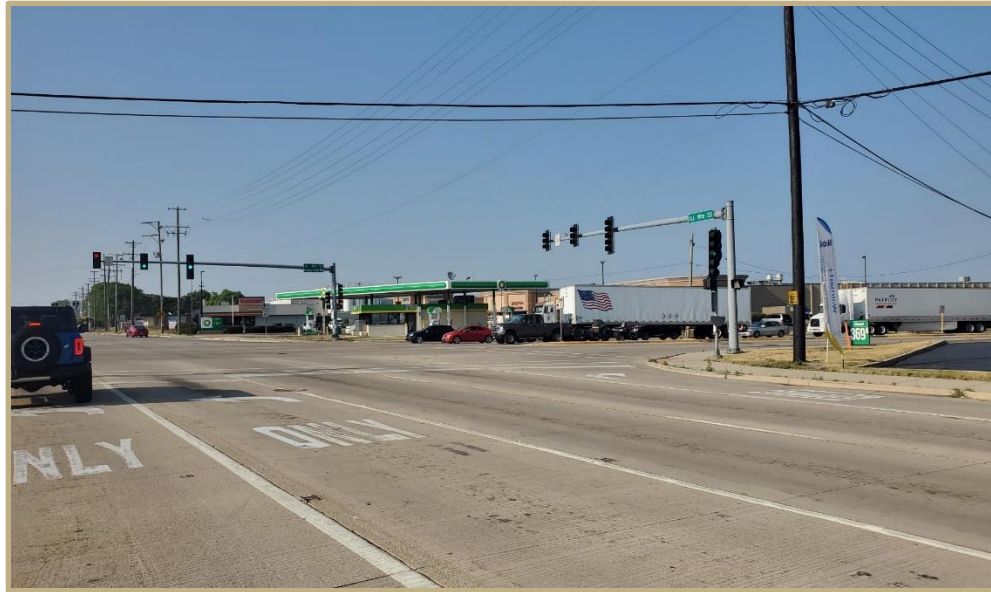
www.chicagorealestatemarkets.com

CENTURY 21 Affiliated

3372 WEST DEVON | LINCOLNWOOD, ILLINOIS 60712 | 773.465.4200

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

1149 W. Irving Park Rd. Itasca



Presented by

MARK AHMAD

773.983.1553

mark@chicagorealestatemarkets.com

www.chicagorealestatemarkets.com

CENTURY 21 Affiliated

3372 WEST DEVON | LINCOLNWOOD, ILLINOIS 60712 | 773.465.4200

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

1149 W. Irving Park Rd. Itasca

THE REAL ESTATE BROKER WITH MARKET KNOWLEDGE EVERYWHERE

MARK AHMAD

CENTURY 21 Circle



ACHIEVEMENTS + AWARDS

2005-2022 Chicago Association of REALTORS Top 5% Producer

2015-2022 Century 21 Chicago Land Top Producer

2012-2014 Century 21 Chicago Land Region Top Producer

2005-2011 Coldwell Banker Top Producer

2010 Chicago Association of REALTORS Top Commercial Producer

Presented by **CONSISTENTLY IN YOUR NEIGHBORHOOD MARKET PROVIDING THE FINEST SERVICE**

MARK AHMAD

773.983.1553

mark@chicagorealestatemarkets.com

www.chicagorealestatemarkets.com

CENTURY 21 Affiliated

3372 WEST DEVON | LINCOLNWOOD, ILLINOIS 60712 | 773.465.4200

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