



COMMERCIAL®

FOR SALE

8030 LAWNDALE AVE. SKOKIE 60076



WAREHOUSE/OFFICE

LISTING PRICE: **\$624,000**

**C E N
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Y 2 1**

THE REAL ESTATE BROKER WITH MARKET KNOWLEDGE EVERYWHERE

Presented by

MARK AHMAD

CENTURY 21 Circle

773.983.1553

mark@chicagorealestatemarkets.com

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8030 N. LAWDALE. CHICAGO

PROPERTY/LOCATION DESCRIPTION

- Skokie's commercial and industrial corridor district.
- Well-maintained and kept industrial/light manufacturing/warehouse building.
- Building fits for multiple uses among manufacturing, warehouse distribution, sports training, office, and contractors with flexible layout.
- Within few blocks of Amazon fleet station.
- Approximately 4,700 Sq. ft.
- Featuring 2-Sections of office space, main level and 2nd floor with both level total office space about 1,500 Sq. ft.
- Large warehouse open space about 3,200 Sq. ft. with high ceiling and overhead garage door.
- Central location to everywhere accommodating all light and mid-heavy purposes.
- Providing quick access to major roads, interstate I-90 and I-94, Lake Shore Dr. Northwestern Suburbs.
- Short distance to O'Hare Airport.
- A few blocks from the Amazon fleet station/building on Oakton St. and Monticello Ave.
- 2-Separate entry, main and 2nd levels.
- 3-Baths, 2-on main level and 1 on 2nd level.
- Annual 2024 real estate taxes are \$22,946.00



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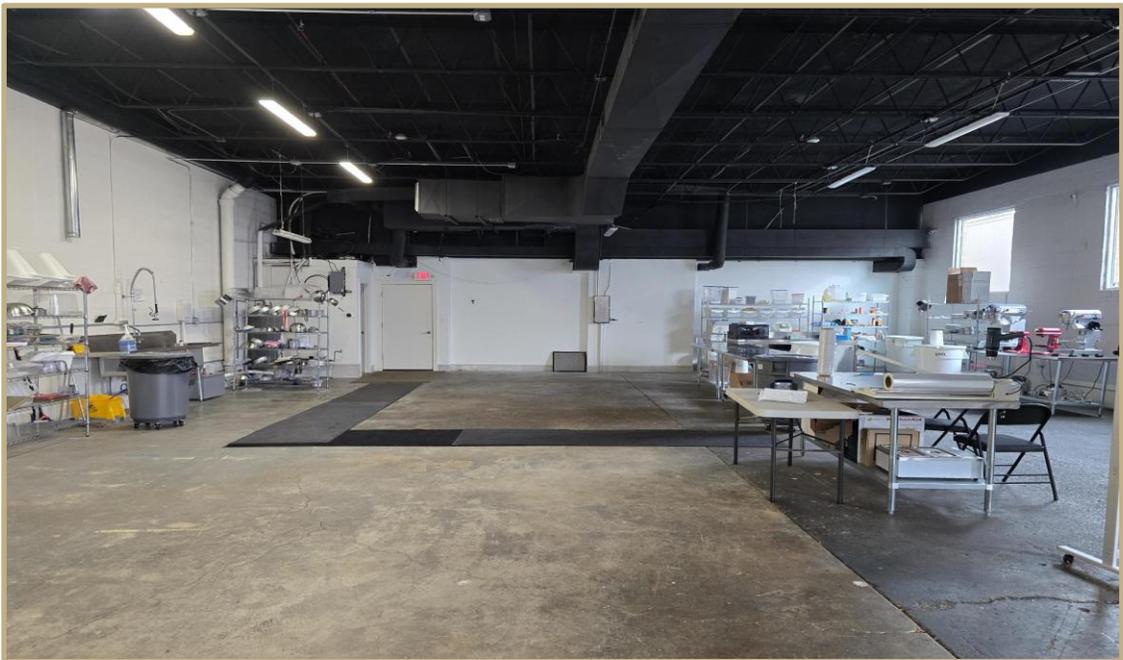
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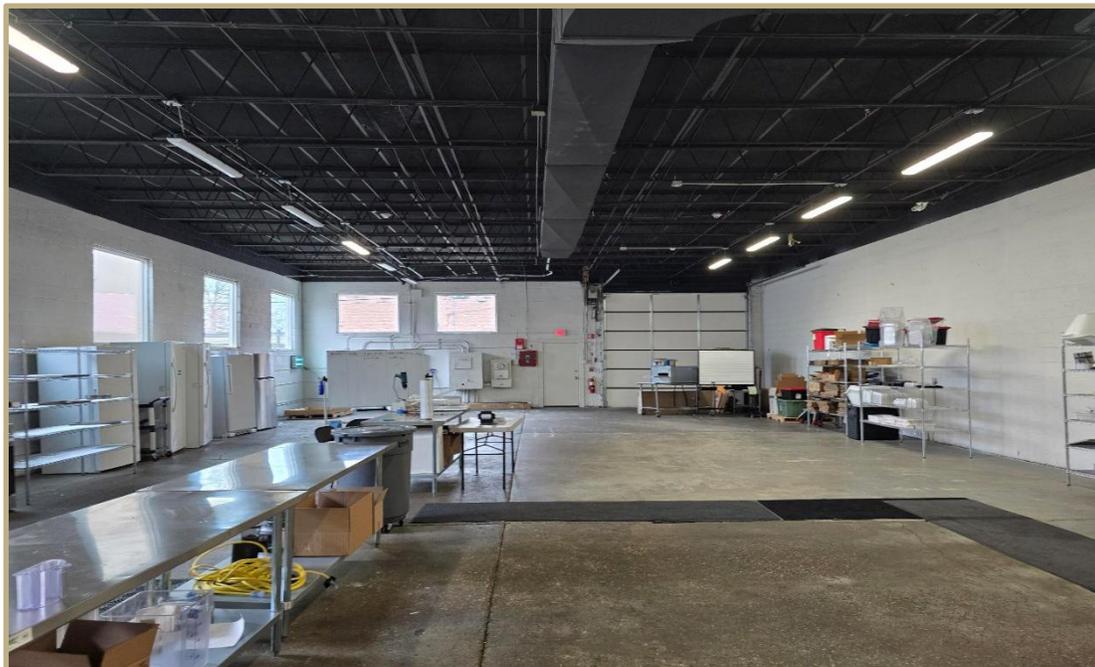
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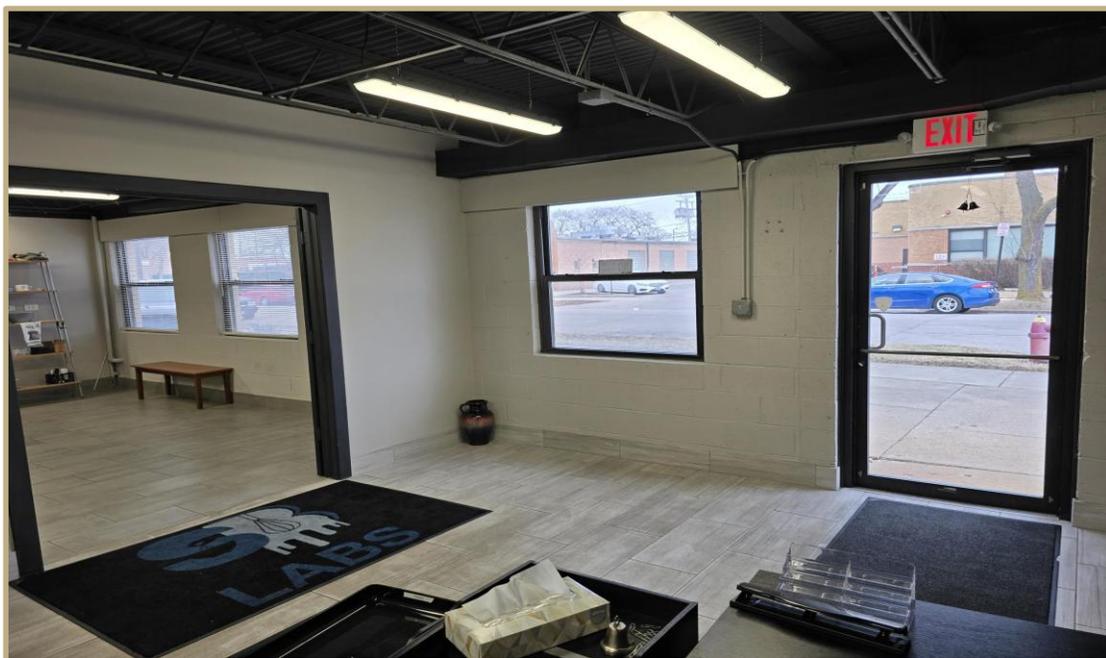
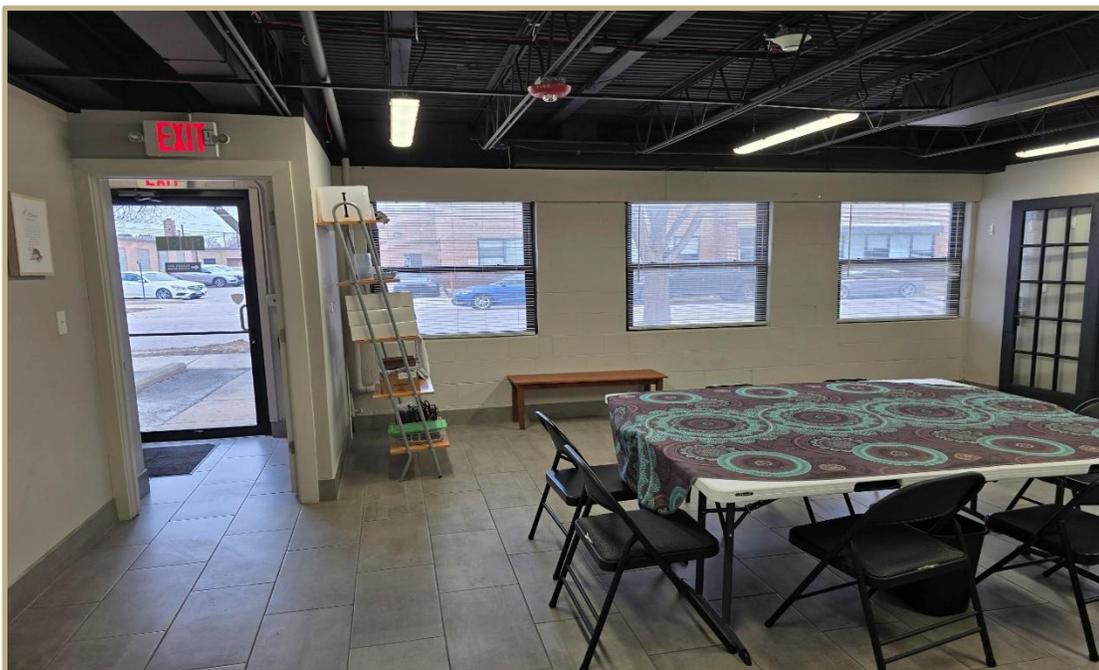
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CONSISTENTLY IN YOUR NEIGHBORHOOD MARKET PROVIDING THE FINEST SERVICE

ACHIEVEMENTS + AWARDS

2005-2024 Chicago Association of REALTORS Top 5% Producer

2015-2025 Century 21 Chicago Land Top Producer

2012-2014, and 2023-2024 Century 21 Chicago Land Region Top Producer

2005-2011 Coldwell Banker Top Producer

2010 Chicago Association of REALTORS Top Commercial Producer

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