

**AVISON
YOUNG**

1330 S Torrence Avenue

Calumet City, IL



For sale

Dual tenant retail building
NNN Leases located in Calumet City, IL

Investment highlights:

- Please call for pricing
- Approximately \$180,000 annual NOI
- 5,887-sf out lot building with 2 tenants on a 1.25 acre lot
- Property is leased by Metro by T-Mobile and Mission Dispensary
- 55 parking spaces on newly resealed and re-striped parking lot
- New exterior and parking lot LED lighting
- Located in the heart of the Calumet City retail business corridor
- Immediate access to I-94
- No other dispensaries within a 5-mile radius
- Bordering the Indiana state line
- 22,000 average daily traffic count on Torrence

Area tenants



For the complete confidential offering memorandum, please contact:

Mark Montana
Senior Vice President
+1 312 940 6263
mark.montana@avisonyoung.com