

FOR SALE

8157 N. MONTICELLO AVE., SKOKIE



WHAREHOUSE

LISTING PRICE: **\$899,000**

**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

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PROPERTY/LOCATION DESCRIPTION

- Skokie's commercial industrial corridor well-maintained and kept industrial/manufacturing/warehouse building.
- Visible corner lot within few blocks of Amazon fleet station.
- Approximately 6,000 Sq. ft. featuring 2-Sections of warehouse/multiple use purposes building with 2-Overhead garage doors of 14-16' clear on 1-Section and regular heights roof on 2nd section, with steel and concrete ceilings, an office space for about 1,000 Sq. ft.
- Central location to everywhere accommodating all light and mid-heavy use purposes, storage, and car collectors.
- Providing quick access to major roads, interstate I-90 and I-94, Lake Shore Dr. Northwestern Suburbs with short distance to O'Hare Airport. Rear parking spaces with street parking availability.
- Building fits for multiple uses among, manufacturing, warehouse distribution, sports training, with flexible layout.
- A few blocks from the Amazon fleet station on Oakton St., and Monticello Ave.
- Immediate access to major roads, Lake Shore Dr. Northwest suburbs, and interstates.
- Annual real estate taxes for 2023 are \$ 31,500.



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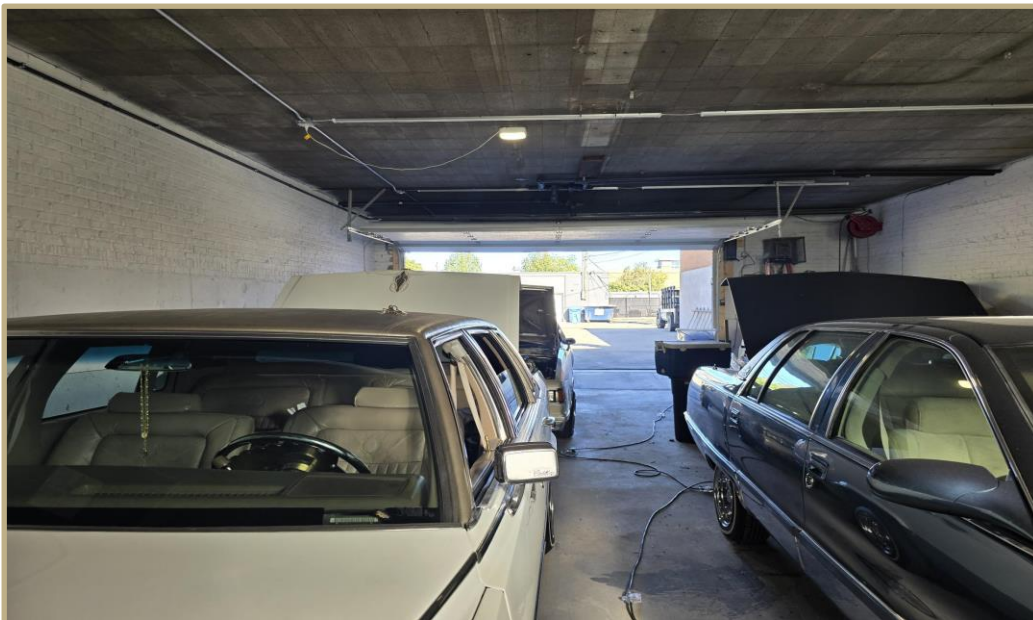
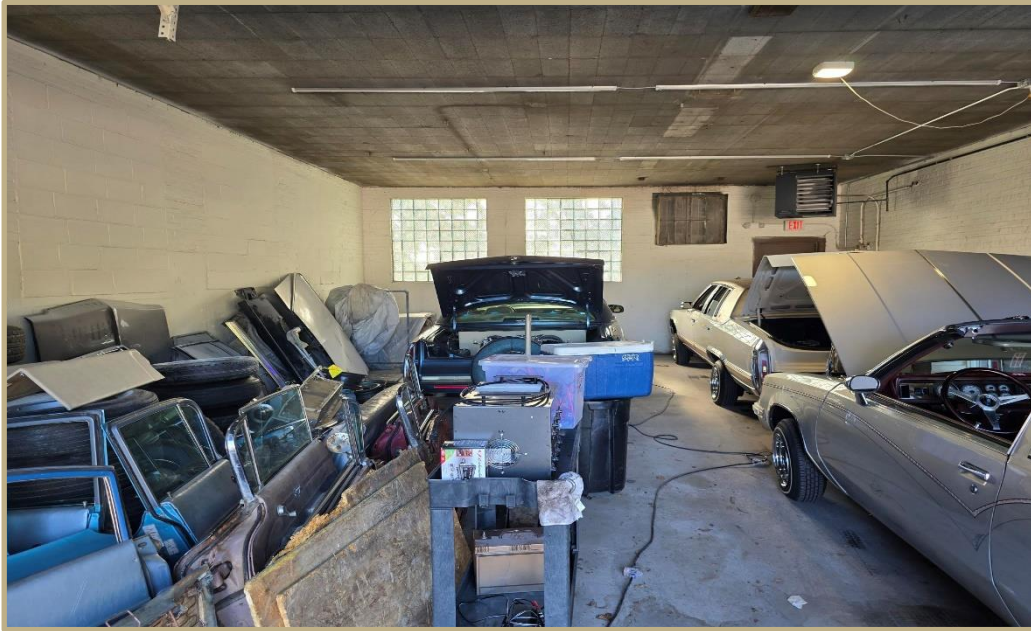
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ACHIEVEMENTS + AWARDS

2005-2023 Chicago Association of REALTORS Top 5% Producer

2015-2023 Century 21 Chicago Land Top Producer

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

2005-2011 Coldwell Banker Top Producer

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CONSISTENTLY IN YOUR NEIGHBORHOOD MARKET PROVIDING THE FINEST SERVICE

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