



Retail/Stores		MLS #:	12747129	List Price:	\$699,900
Status:	NEW	List Date:	08/31/2026	Orig List Price:	\$699,900
Area:	458	List Dt Rec:	08/31/2026	Sold Price:	
Address:	8350 S 88th Ave , Justice, IL 60458				
Directions:	Head toward S 85th Ct. Turn Left onto 88th Ave/Cork Ave. Turn right onto w 84th St. Turn Right towards Property.				
Sold by:		Mkt. Time (Lst./Tot.):	1/1	Rented Price:	
Closed Date:		Contract:		Lease Price SF/Y:	\$32
Off Mkt Date:		Concessions:		Mthly. Rnt. Price:	
Township:	Lyons	Unincorporated:		Ann. Passthru. \$/SF:	
Zoning Type:	Commercial	Subdivision:		County:	Cook
Actual Zoning:	B1	Year Built:	1987	PIN #:	18344030160000
Subtype:	Other	Relist:		Multiple PINs:	No
Lot Dimensions:	.48	List Price Per SF:	\$269.19	Min Rentbl. SF:	2600
Apx. Tot. Bldg SF:	2600	Sold Price Per SF:	\$0	Max Rentbl. SF:	2600
Land Sq Ft:	20725	Lot Size Source:		# Units:	1
Net Rentable Area:		# Stories:	1	Unit SF:	2600
		Gross Rentbl. Area:		Lease Type:	Net
		# Tenants:		Est Tax per SF/Y:	\$12.87
		Estimated Cam/Sf:	\$4		

Remarks: **Prime investment or owner-user opportunity located on a highly visible corner site in Justice, IL. This unique freestanding retail/restaurant building sits on approximately 0.48 acres and offers excellent exposure, access, and functionality. The single-story building contains approximately 2,600 SF, was built in 1987, and is zoned B1 (Cook County). Currently, being used as a banquet hall. The property features approximately 53 on-site parking spaces, strong frontage along Cork Avenue, and a flexible layout suitable for restaurant, retail, or other commercial uses. Traffic counts in the immediate area support strong daily visibility, with approximately 10,400 vehicles per day on 88th Avenue and approximately 29,900 vehicles per day on nearby 79th Street. Ideally located near major transportation corridors with quick access to I-294 (Tri-State Tollway) and I-55, providing convenient connectivity throughout Chicagoland. The property is also within close proximity to Midway International Airport. Well-maintained building and site. Floor plans available.**

Frontage Acc:	Construction: Brick	Air Conditioning: Central Air
Current Use:	Exterior: Brick	Electricity: Circuit Breakers, 201-600 Amps
Known Encumbrances:	Foundation: Concrete	Heat/Ventilation: Forced Air
Location:	Roof Structure: Flat	Fire Protection: Carbon Monoxide Detector(s)
# Drive in Doors: 0	Roof Coverings:	Water Drainage:
# Trailer Docks: 0	Docks:	Utilities To Site:
Ceiling Height:	# Parking Spaces: 53	Tenant Pays: Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial, Real Property Taxes, Insurance, Repairs & Maintenance, Roof, Scavenger, Water/Sewer, All Utilities, Exterior Maintenance, Trash Collection
	Indoor Parking:	HERS Index Score:
	Outdoor Parking:	Green Disc:
	Parking Ratio:	Green Rating Source:
	Extra Storage Space Available:	Green Feats:
	Misc. Inside:	Backup Info:
	Floor Finish:	Sale Terms:
		Possession:

Financial Information	Individual Spaces (Y/N):	Total Building (Y/N):
Gross Rental Income:	Total Income/Month:	Total Income/Annual:
Annual Net Operating Income: \$0	Net Operating Income Year:	Cap Rate:
Real Estate Taxes: \$33,462.44	Total Annual Expenses:	Expense Year:
Tax Year: 2024	Expense Source:	Loss Factor:
Special Assessments: No	Frequency: Not Applicable	Water Expense (\$/src): /
Fuel Expense (\$/src): /	Electricity Expense (\$/src): /	Other Expense (\$/src): /
Trash Expense (\$/src): /	Insurance Expense (\$/src): /	Lease Terms:
		Total Lease Amount:

Operating Expense Includes:

Broker Private Remarks: **Floor plans attached. Building vacant, easy to show.**

Does seller agree to display on VOW?: Yes	Remarks on Internet?: Yes	Broker Owned/Interest: No
VOW AVM: Yes	VOW Comments/Reviews: Yes	Lock Box:
Listing Type: Exclusive Right to Sell	Address on Internet: Yes	
Does seller agree to display online / Comments on IDX? : Yes / Yes		

Information: None	Call for Rent Roll Info:	Expiration Date: 02/27/2027
Showing Inst: Easy to show, vacant, on lockbox. Text (773) 469-1677	Cont. to Show?:	
Broker: Equity Realty (22450) / (630) 990-2133		
List Broker: Jonathan Gil (922449) on behalf of Jon (T14090) / (773) 469-1677 / JOHN543@MSN.COM		
CoList Broker: Natalia Gil (266104)	More Agent Contact Info: (773) 469-1677	

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

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Prepared By: Jonathan Gil for Jon | Equity Realty | 08/31/2026 12:50 PM