



COMMERCIAL®

# FOR SALE

## 3950 N. MANNHEIM RD. FRANKLIN PARK



**REAL ESTATE AND BUSINESS INCLUDED**

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

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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**

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# 3950 N. MANNHEIM RD. FRANKLIN PARK

## PROPERTY/LOCATION DESCRIPTION

- Pride Airport Parking facility has been in business for a long-time.
- Located at the traffic light of Mannheim Rd. and Seymour Ave.
- It's positioned very close to O'Hare International Airport, making it a convenient choice for travelers flying out of Chicago.
- The facility offers long-term and short-term airport parking with shuttle service to/from O'Hare.
- Open 24/7 with staff on site and security measures.
- Additional services at the site may include car washing, detailing, and luggage assistance depending on booking options.
- Franklin Park, a suburb in Cook County just east of O'Hare International Airport.
- The area of Mannheim Rd. and Irving Park Rd. is primarily commercial and transportation-oriented with many airport hotels, theaters, restaurants, exhibition facilities, logistics, and light industrial businesses.
- Surrounding areas include retails and service businesses geared toward travelers with proximity to both the airport and major interstates of I-294, I-190, and I-90.
- The site is minutes from O'Hare Airport, with easy access to major expressways.
- Mannheim Rd/Route 45 is the main north-south artery-runs along the eastern edge of O'Hare and hosts numerous parking facilities and airport-focused businesses.
- Gable roof with 2-Sloping sides that descend from a central ridge down toward the walls which is effective for water runoff.
- C3 Zoning, GENERAL commercial, welcoming restaurants, and retails. Services, Hotels, Shopping centers, and Fast Food.
- Annual 2024 Real Estate Taxes are \$52,000.



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## Preferred uses may be eligible for tax incentives

- Hotel is #1 preference by the Village of Franklin Park.
- Retail.
- Shopping.
- Restaurant, sit down.
- QSR, with drive-thru (conditional use).
- Entertainment facility.
- Reception hall.
- Banks.
- Gyms.

## Also allowed, but ineligible for tax incentives:

- Office.
- Medical Office.
- Vocational School.
- Day Care Center.
- Car Wash (conditional use).
- Greenhouse/Nursey (conditional use).
- Above the ground floor apartments (900 Sq. ft. minimum units).

## Specifically prohibited:

- Vehicle or Truck Repair.
- Vehicle or Truck Parking.
- Vehicle or Truck Sales/Rental.
- Industrial, Manufacturing, and Warehousing.
- Cannabis Dispensary.
- Video Gaming.
- Ground Floor Residential.
- Gas Station / Truck Stop.
- EV-charging as the primary use.

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## ACHIEVEMENTS + AWARDS

2005-2024 Chicago Association of REALTORS Top 5% Producer

2015-2024 Century 21 Chicago Land Top Producer

2012-201, 2023, 2024, & 2025, 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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