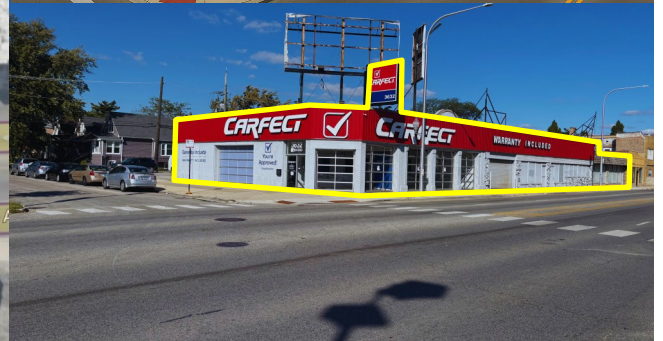


# FOR SALE OR LEASE AUTOMOTIVE/FLEX/OFFICE PROPERTY

3632-3652 N. Cicero Ave.  
Chicago, IL 60641



Great commercial property located just north of the intersection of Cicero Avenue and Addison Street. The property consists of three contiguous buildings totaling approx. 15,900 square feet, offering a versatile mix of office, showroom, warehouse, and automotive bay space. The site includes 10,000 SF of private on-site parking. There are two additional free city parking lots within a four-minute walk. This is a rare opportunity for an owner-user or investor seeking strong visibility, access, and long-term upside.

## LEASE OPPORTUNITY

The site is ideal for a car wash, detailing, fleet or automotive service user seeking visibility and access. Flexible configurations allow a user to lease one, two, or all three buildings. An optional 23' x 11' rooftop billboard provides prominent branding visibility for tenants.

## REDEVELOPMENT OPPORTUNITY

The C2-1 zoning allows for a range of redevelopment possibilities including retail, restaurant, or event space. With 210' of frontage along Cicero Avenue and traffic counts of approximately 31,500 vehicles per day, the property offers exceptional corner exposure within an active redevelopment corridor. The location offers immediate access to I-90/94 and is approximately nine miles from both O'Hare International Airport and Downtown Chicago.

<b>SALE PRICE:</b>	\$2,250,000
<b>LEASE PRICE:</b>	\$11.00 PSF, NNN
<b># OF BUILDINGS:</b>	3
<b>BUILDING AREA:</b>	±15,900 SF Total
<b>LOT SIZE:</b>	±26,250 SF
<b>LOT DIMENSIONS:</b>	210'X125'
<b>ZONING:</b>	3632-3634: C2-1 3650-3652: B3-1
<b>PARKING:</b>	±10,000 SF
<b>TAXES:</b>	\$39,275
<b>WARD &amp; ALDERMAN:</b>	Ward 30 Ruth Cruz

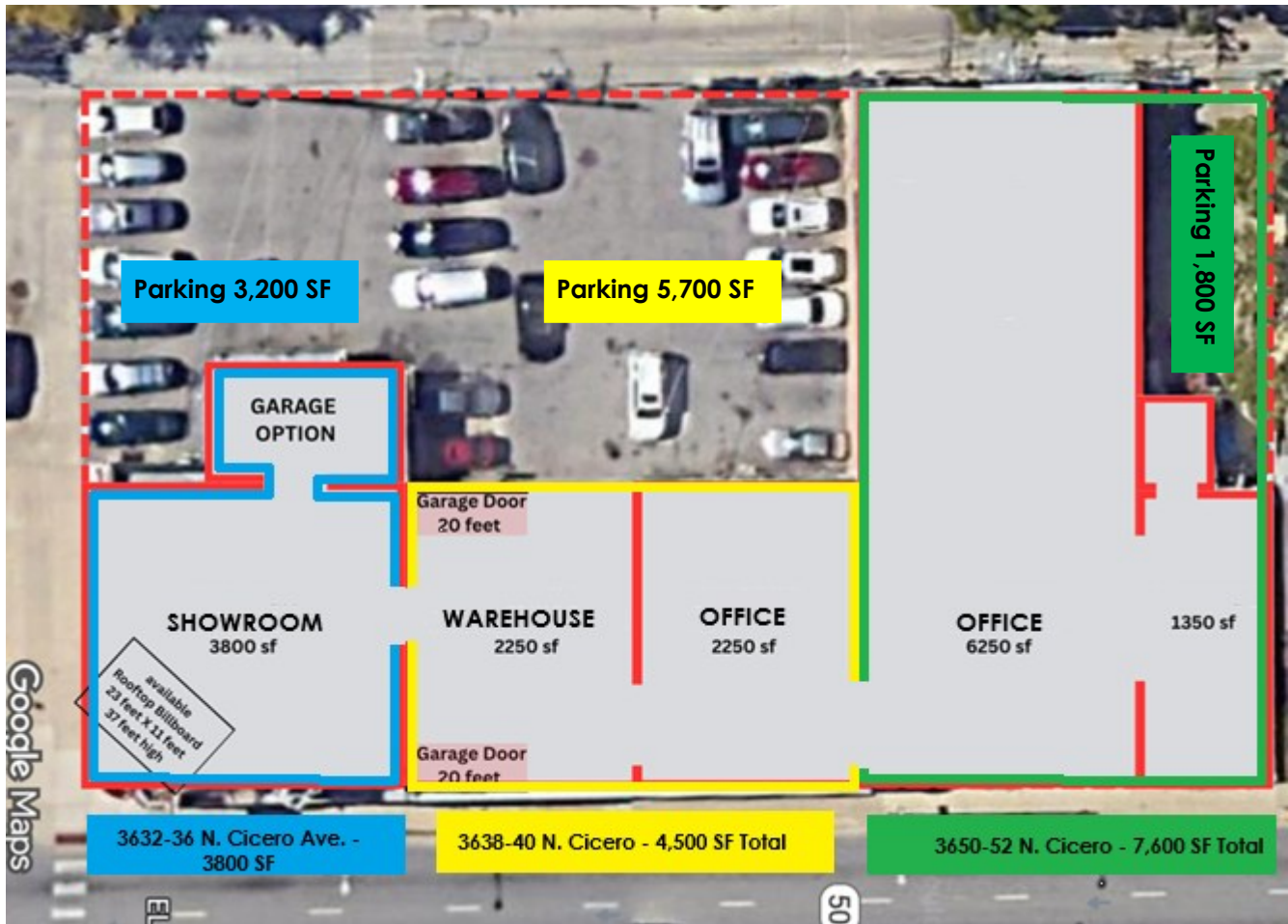
## CONTACT

Adam Schneiderman, SIOR  
773 736 3600 Office  
847 826 4467 Mobile  
adam@straussrealty.com

David Kaplan  
773 736 3600 Office  
630 294 8689 Mobile  
david@straussrealty.com

**STRAUSS**  
REALTY, LTD.

# AERIAL



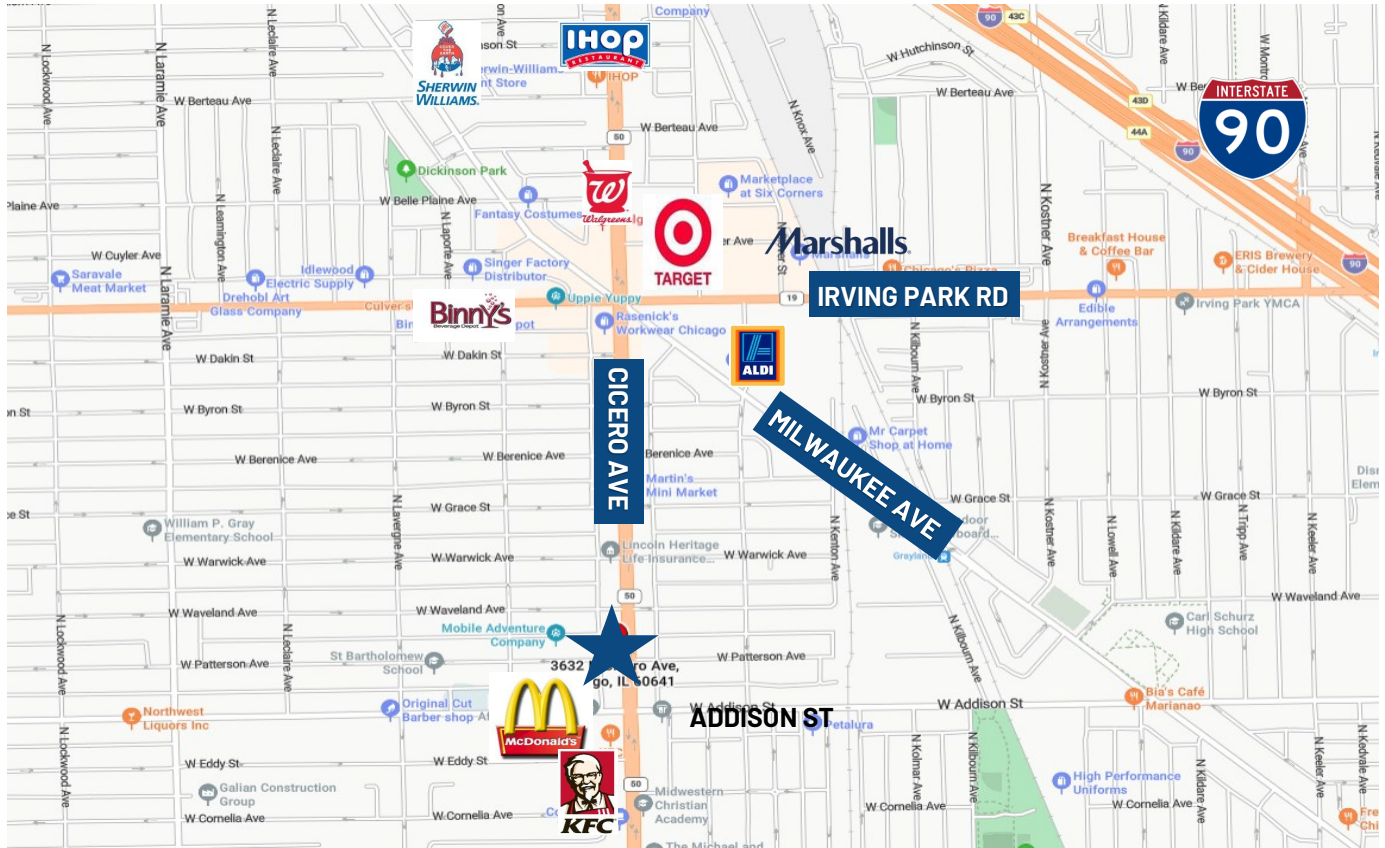
## CONTACT

Adam Schneiderman, SIOR  
773 736 3600 Office  
847 826 4467 Mobile  
adam@straussrealty.com

David Kaplan  
773 736 3600 Office  
630 294 8689 Mobile  
david@straussrealty.com



## LOCATION



- High Traffic Count: Cicero Avenue sees 31,500 vehicles per day
- Excellent visibility with 200' of frontage along Cicero Avenue
- Half a mile (5 minute drive south) from six corner intersection of Cicero/Milwaukee/Irving Park
- 300' north of intersection of Cicero & Addison
- Nearby businesses include KFC, McDonald's, Car Care Auto Spa, JB Auto Service, Prestige Hand Car Wash, Chinese Kitchen, Chicago Pet Clinic and more!
- Immediate access to I-90/94
- 9 miles to Chicago O'Hare airport
- 9 miles to Chicago downtown

### CONTACT

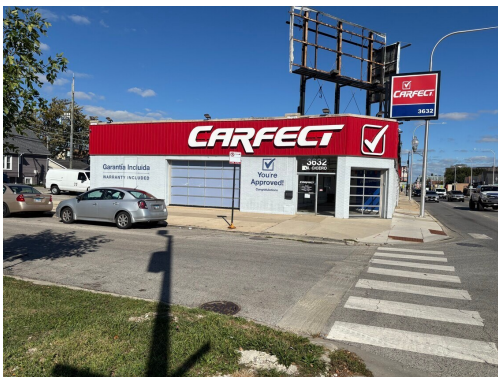
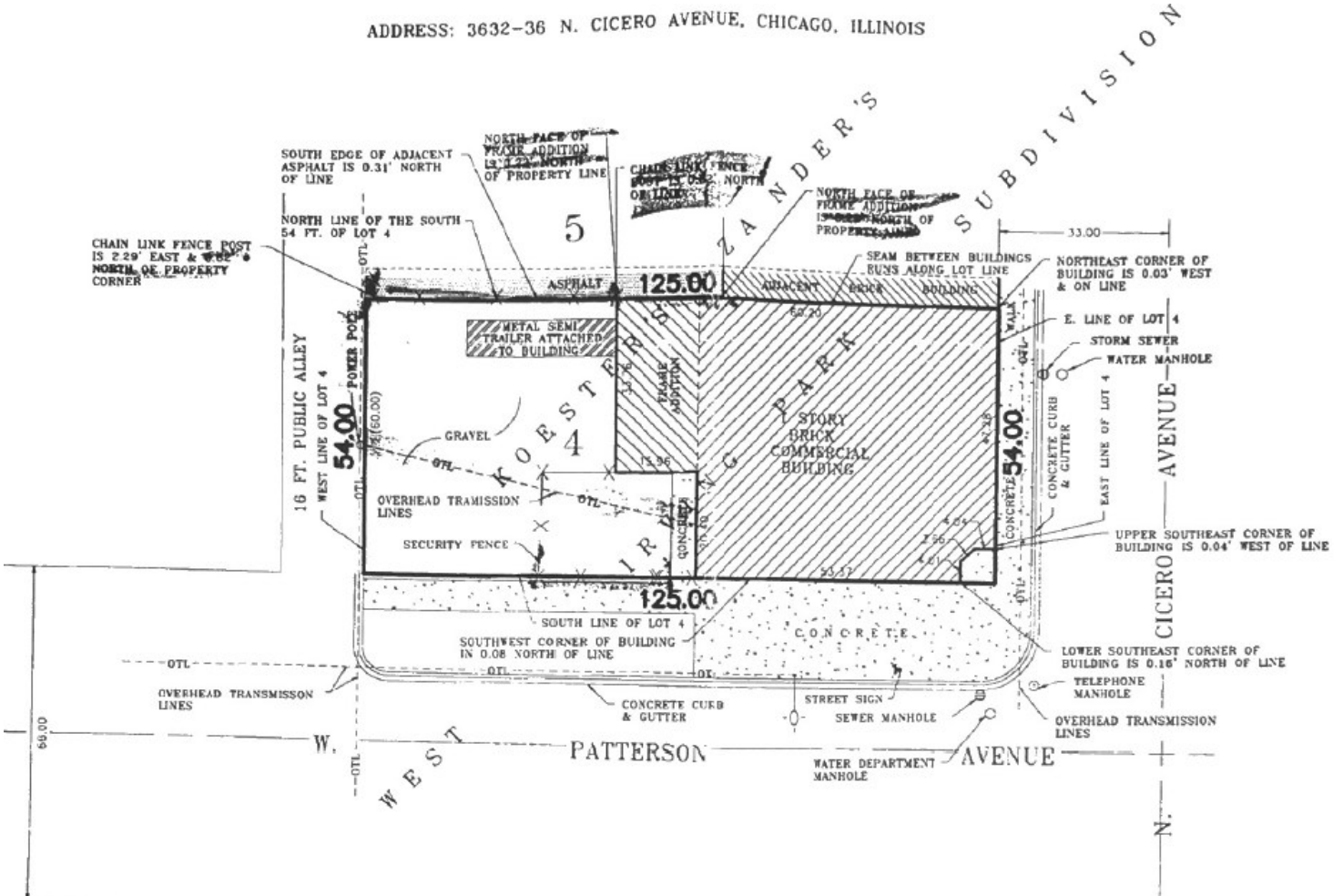
Adam Schneiderman, SIOR  
773 736 3600 Office  
847 826 4467 Mobile  
adam@straussrealty.com

David Kaplan  
773 736 3600 Office  
630 294 8689 Mobile  
david@straussrealty.com

**STRAUSS**  
REALTY, LTD.

**3632-36 N. Cicero Ave.**

ADDRESS: 3632-36 N. CICERO AVENUE, CHICAGO, ILLINOIS



**±3,800 SF Building + ±3,200 SF Parking | C2-1 Zoning**

Prominent corner building offering outstanding visibility from both Cicero Ave and the side street.

Features 3,800 SF of interior space with front and rear access and a dedicated 3,200 SF fenced parking area.

Ideal for automotive, retail, or contractor use, located just minutes from I-90/94.

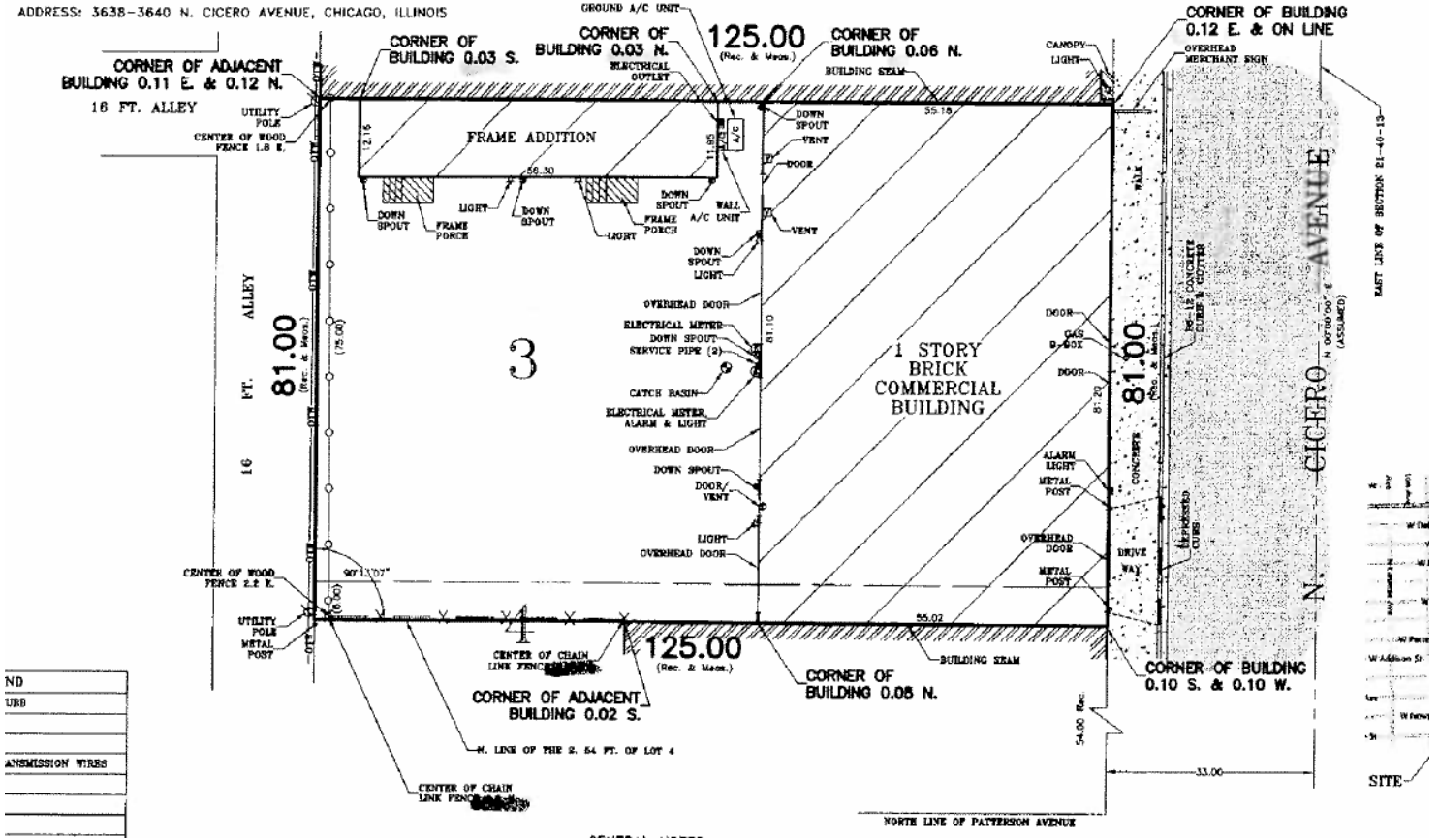
**CONTACT**

Adam Schneiderman, SIOR  
773 736 3600 Office  
847 826 4467 Mobile  
adam@straussrealty.com

David Kaplan  
773 736 3600 Office  
630 294 8689 Mobile  
david@straussrealty.com



**3638-40 N. Cicero Ave.**



**±4,500 SF Building + ±5,700 SF Parking | C2-1 Zoning**

Drive-in ready automotive/flex suite with wide overhead doors on both the front and rear for easy access.

Includes 2,250 SF of fully furnished office space, 2,250 SF of warehouse area, 240V industrial-grade power, and 5,700 SF of private parking, plus additional city parking nearby.

Perfect for contractors, delivery operations, auto service, or detailing businesses seeking a clean, functional space with high visibility.

**CONTACT**

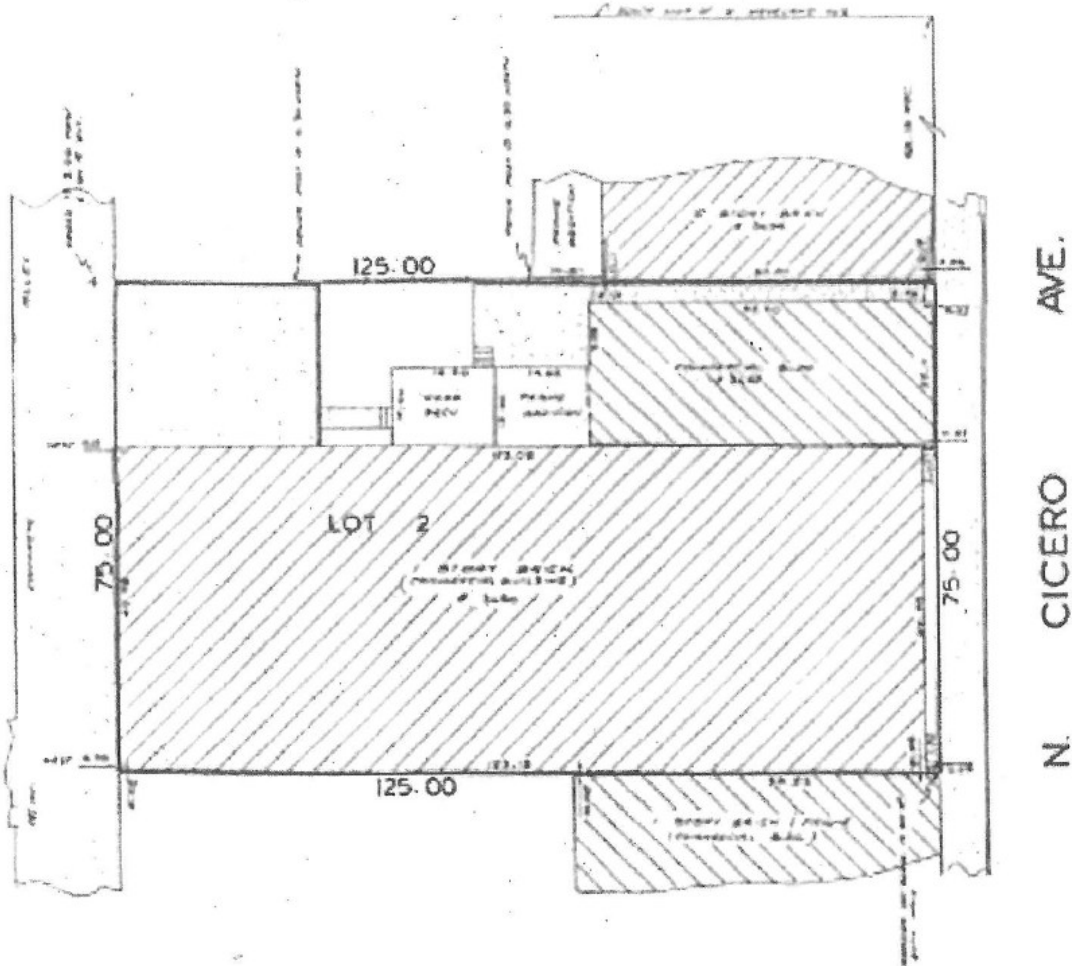
Adam Schneiderman, SIOR  
773 736 3600 Office  
847 826 4467 Mobile  
adam@straussrealty.com

David Kaplan  
773 736 3600 Office  
630 294 8689 Mobile  
david@straussrealty.com



Survey

3650 N. Cicero Ave.



**±7,900 SF Building + ±1,800 SF Parking | B3-1 Zoning**

Fully renovated and furnished office/flex space featuring private offices, a conference room, training area, kitchen, and modern restrooms.

Ideal for professional services, tech, call center, or administrative users seeking a turnkey solution with zero build-out costs.

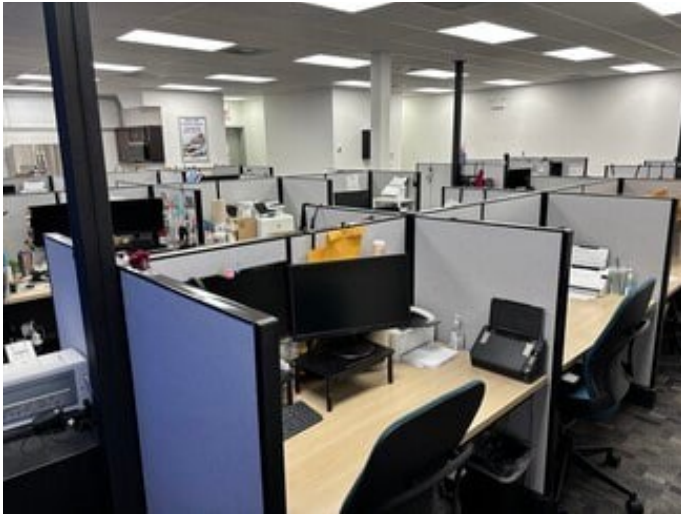
**CONTACT**

Adam Schneiderman, SIOR  
773 736 3600 Office  
847 826 4467 Mobile  
adam@straussrealty.com

David Kaplan  
773 736 3600 Office  
630 294 8689 Mobile  
david@straussrealty.com



Photos



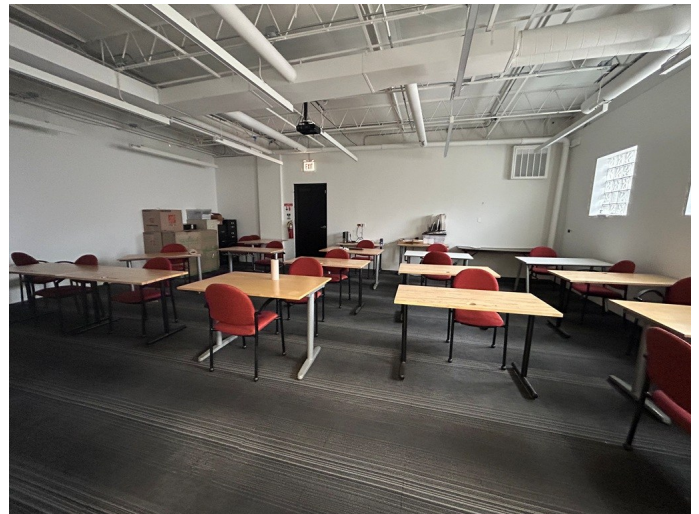
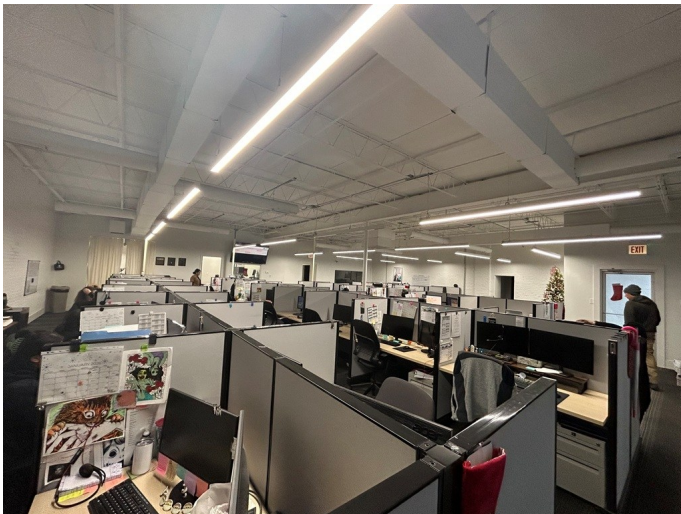
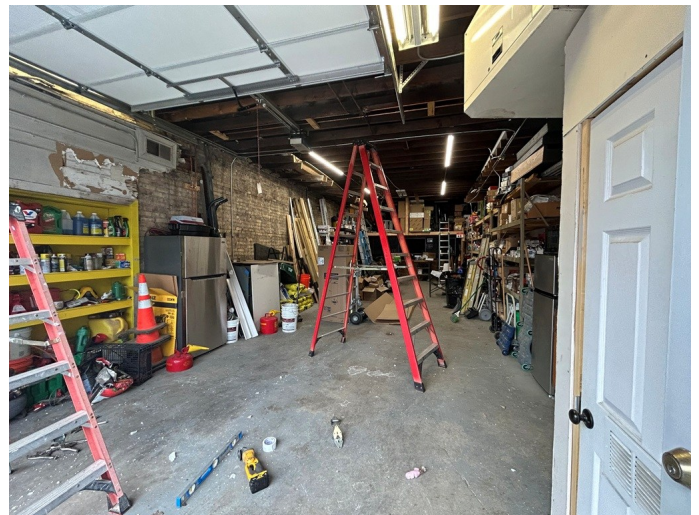
**CONTACT**

Adam Schneiderman, SIOR  
773 736 3600 Office  
847 826 4467 Mobile  
adam@straussrealty.com

David Kaplan  
773 736 3600 Office  
630 294 8689 Mobile  
david@straussrealty.com



Photos



CONTACT

Adam Schneiderman, SIOR  
773 736 3600 Office  
847 826 4467 Mobile  
adam@straussrealty.com

David Kaplan  
773 736 3600 Office  
630 294 8689 Mobile  
david@straussrealty.com



3632-52 N. Cicero Ave.  
Chicago, IL 60641

# Photos



## CONTACT

Adam Schneiderman, SIOR  
773 736 3600 Office  
847 826 4467 Mobile  
adam@straussrealty.com

David Kaplan  
773 736 3600 Office  
630 294 8689 Mobile  
david@straussrealty.com

**STRAUSS**  
REALTY, LTD.