

Industrial Property For Sale Or Lease

# FREE STANDING 7,810 SF BUILDING!

3305 Butler Ave., South Chicago Heights, IL 60411



**SIZE:**

7,810 SF

**ADDRESS:**

3305 Butler Ave. South Chicago Heights, IL 60411

**SUMMARY:**

Free Standing 7,810 SF building in South Chicago Heights, Illinois - Ideal for a variety of uses. Building had both a drive in door and dock!

**MORKEN  
& ASSOCIATES**

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3820 Ridge Pointe Drive, Geneva, IL 60134

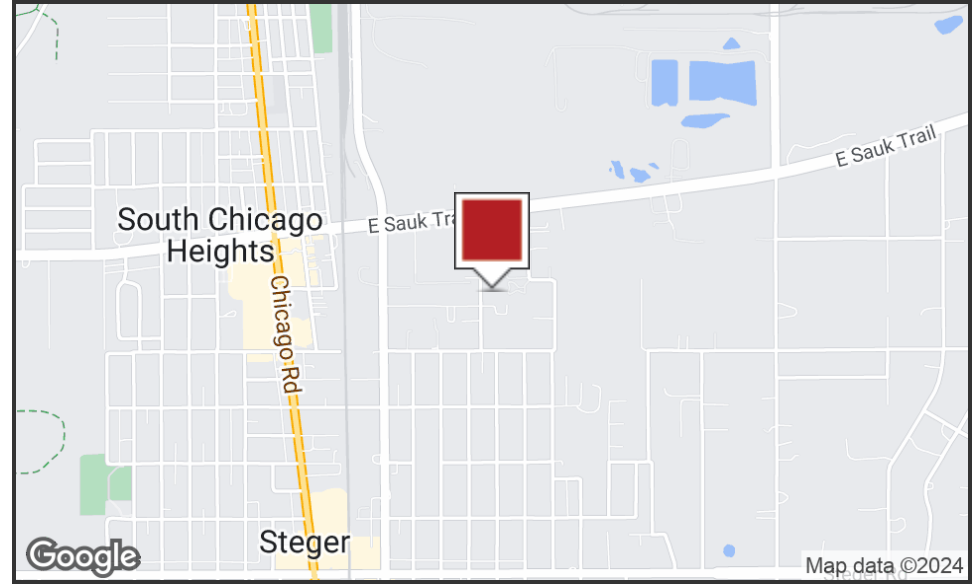
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# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$499,000
Building Size:	7,810 SF
Price Per SF:	\$63.89
Lease Rate:	Subject to Offer
Lot Size:	22,464 SF
Year Built:	1983
Taxes (2021):	\$24,098

## PROPERTY OVERVIEW

Free Standing 7,810 SF building in South Chicago Heights, Illinois - New roof in June 2021. Approximately 1,500 SF of office space consisting of reception, 5 private offices, conference room with kitchen and 2 private restrooms. Property will be sold as is, where is.

## PROPERTY HIGHLIGHTS

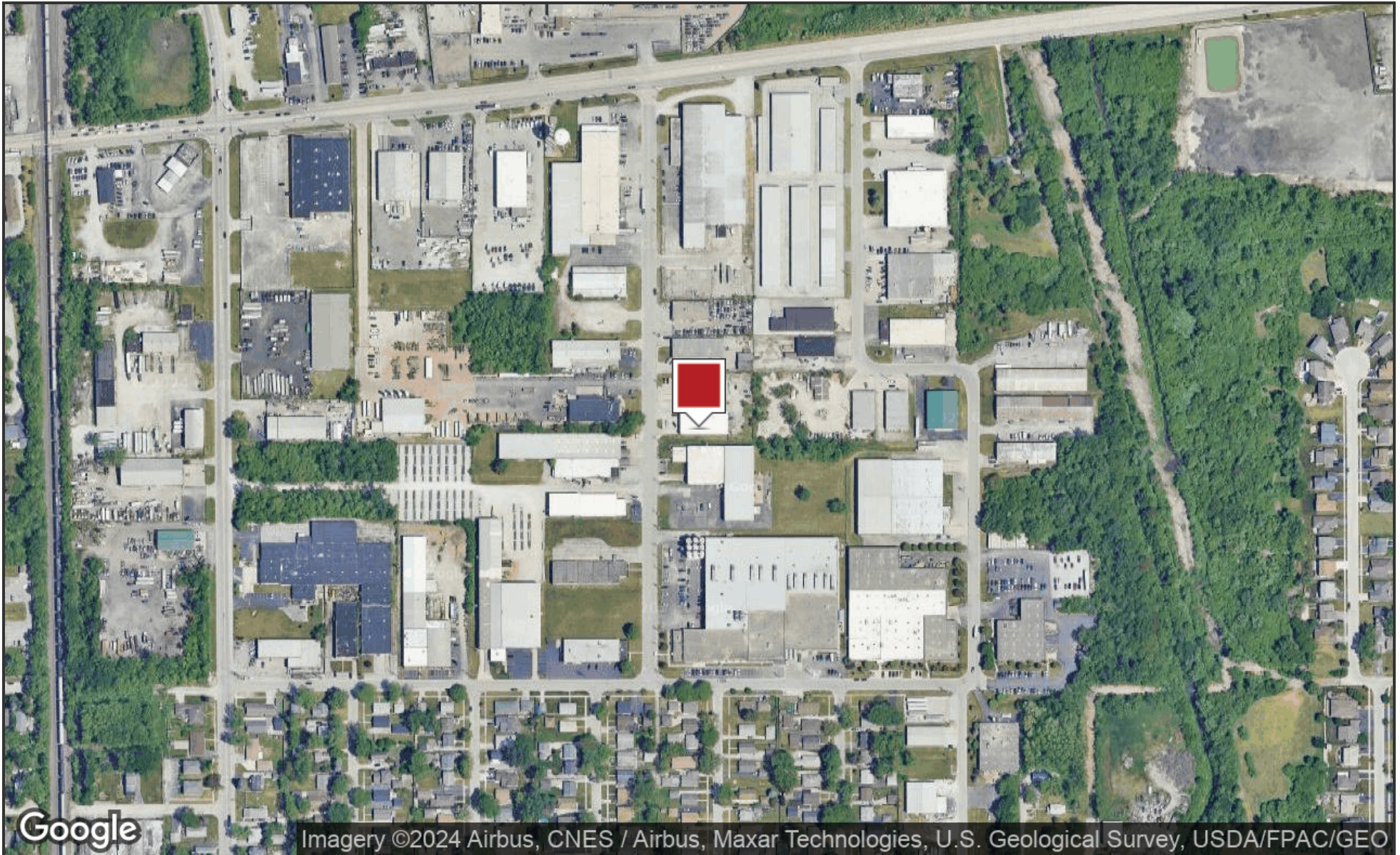
- Outside Storage
- 10 Parking Spaces
- 200 AMP 240V 3 Phase
- 12 x 12 Drive In Door
- 10 x 10 Exterior Dock

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# Location Map



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# Exterior Photos



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## Additional Photos



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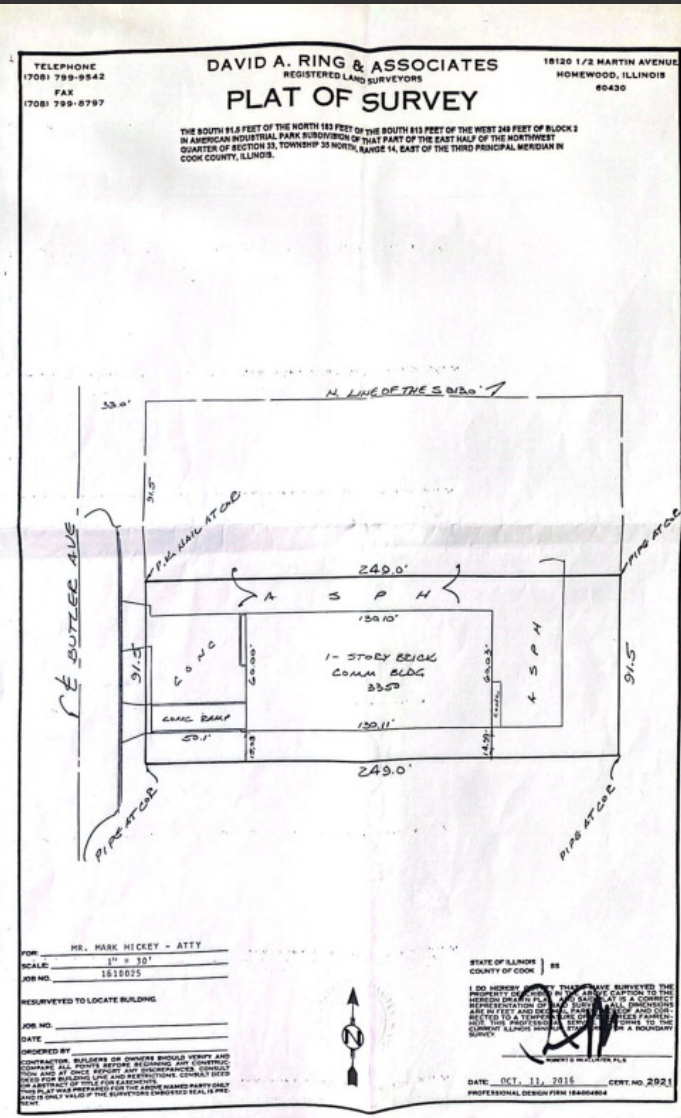
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# Survey



Scanned with CamScanner

# MORKEN & ASSOCIATES

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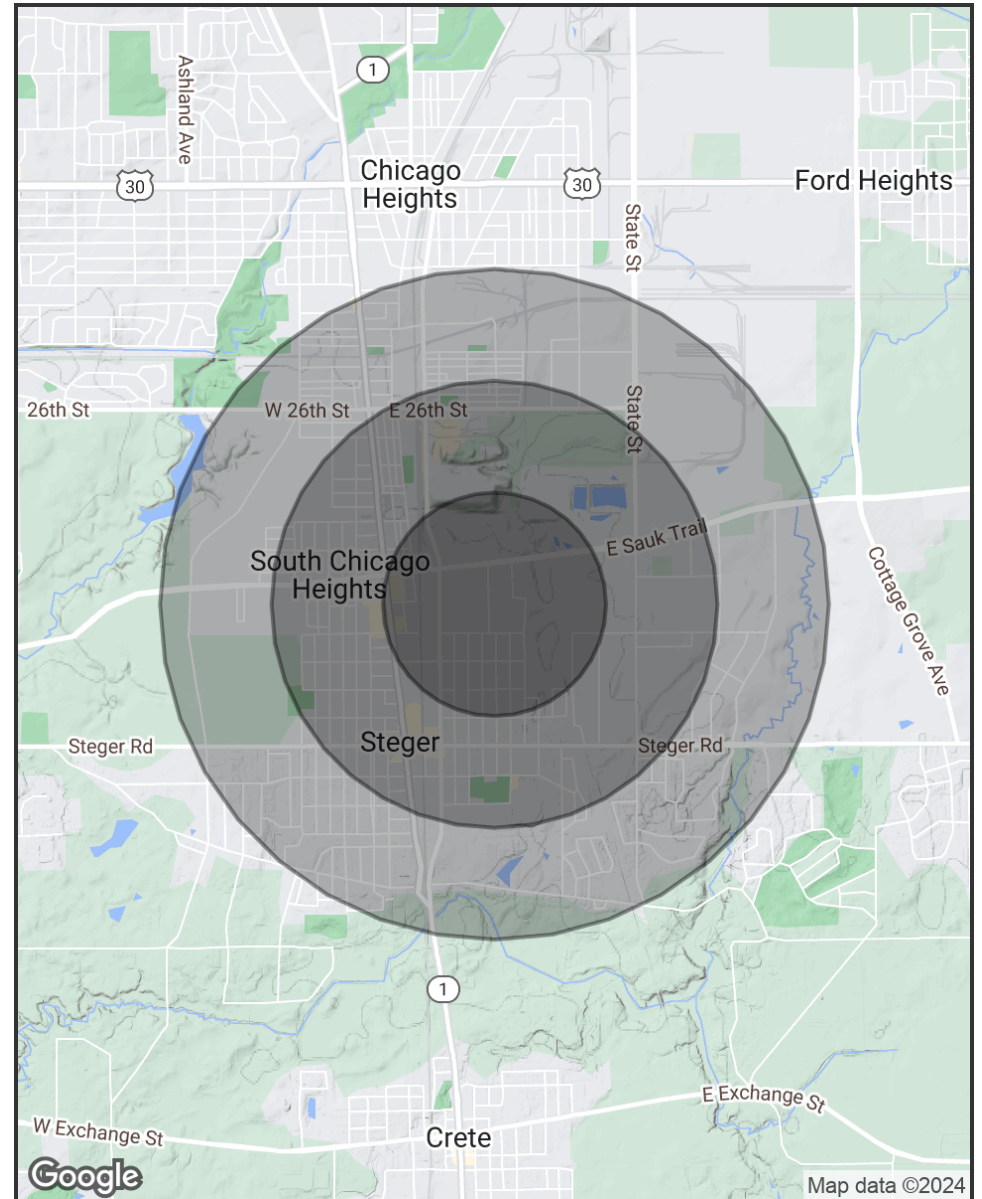
All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

# Demographics Map & Report

POPULATION	0.5 MILES	1 MILE	1.5 MILES
<b>Total Population</b>	1,610	6,825	16,357
<b>Average Age</b>	38.5	39.1	38.4
<b>Average Age (Male)</b>	43.4	41.3	41.2
<b>Average Age (Female)</b>	36.8	41.6	38.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
<b>Total Households</b>	728	3,128	7,395
<b># of Persons per HH</b>	2.2	2.2	2.2
<b>Average HH Income</b>	\$51,814	\$52,049	\$50,803
<b>Average House Value</b>	\$117,495	\$106,383	\$95,938

\* Demographic data derived from 2020 ACS - US Census



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