

SALE / LEASE

Mt Greenwood Auto - Alsip Location

12257 SOUTH CICERO AVENUE

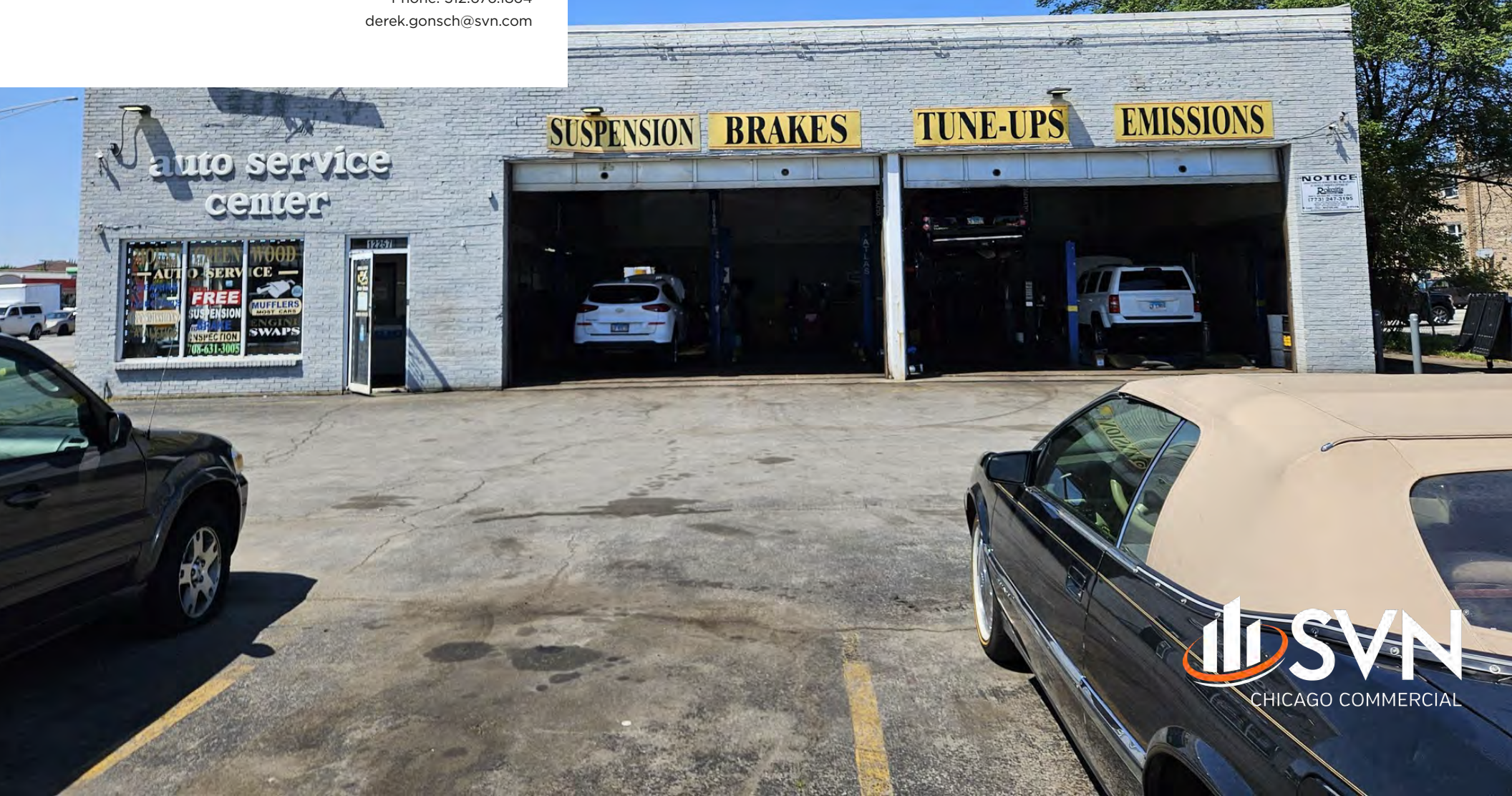
Alsip, IL 60803

PRESENTED BY:

DEREK GONSCH

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PROPERTY SUMMARY



LOCATION DESCRIPTION

Located on the northeast corner at the intersection of 123rd and Cicero Ave.

OFFERING SUMMARY

SALE PRICE:	\$749,000
LEASE RATE:	\$20 SF/yr (MG)
AVAILABLE SF:	3,500 SF
LOT SIZE:	11,164 SF
BUILDING SIZE:	3,000 SF
TAXES:	\$25,273

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PROPERTY DESCRIPTION

SVN Chicago Commercial proudly presents this amazing auto repair business and real estate for sale or lease at the very busy stop lighted intersection of 123rd and Cicero Ave. The current owner has been operating at this location since 2011. With its prime location, this property would be a perfect addition to anyone's auto-related portfolio, but can also be an excellent redevelopment site.

This property boasts 2 bays, 4 lifts, and a 2-stage air compressor. There is outdoor parking on site, and the lot has been recently restriped. The building is equipped with triple basin drainage, security cameras, and window air conditioners. The digital marketing sign is leased by the Village of Alsip, and they pay \$6,800/year. This property can be leased or purchased in conjunction with the other location at 10319 S Kedzie Ave, Chicago.

RETAILER AERIAL



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ADDITIONAL PHOTOS



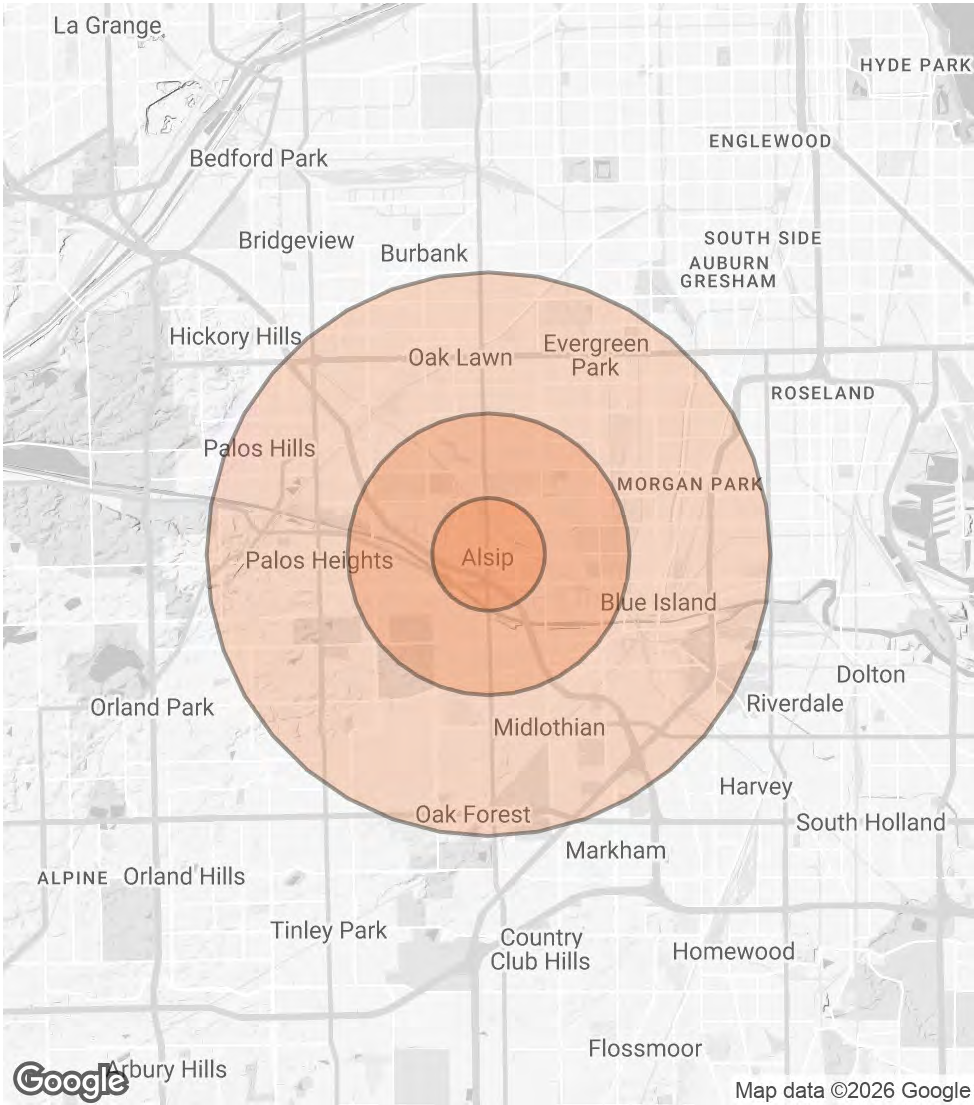
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2.5 MILES	5 MILES
TOTAL POPULATION	8,677	66,016	326,575
AVERAGE AGE	39.8	42.4	40.8
AVERAGE AGE (MALE)	36.3	40.4	38.9
AVERAGE AGE (FEMALE)	45.4	45.8	42.6

HOUSEHOLDS & INCOME	1 MILE	2.5 MILES	5 MILES
TOTAL HOUSEHOLDS	3,520	27,524	126,454
# OF PERSONS PER HH	2.5	2.4	2.6
AVERAGE HH INCOME	\$84,722	\$98,467	\$100,571
AVERAGE HOUSE VALUE	\$204,246	\$250,658	\$257,786

2023 American Community Survey (ACS)



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ADVISOR BIO 1



DEREK GONSCH

Senior Advisor

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PROFESSIONAL BACKGROUND

Derek Gonsch is an experienced senior advisor with SVN specializing in sales and leasing for retail, hotel, and investment properties for clients of all sizes. Derek has been a licensed real estate professional since the summer of 2020. He has built an expertise in Chicago’s market of the south suburbs where he was born, raised, and currently resides.

Prior to joining SVN, Mr. Gonsch served as a broker with Houbolt Real Estate (HRE) based in Oak Lawn, where he managed a portfolio of over 600 units comprised of a mix of residential, retail, and office units. He also closed on numerous leases and sales during his time at his previous company.

Derek also holds an Accredited Commercial Practitioner Certification, a certification that is held by less than 100 brokers in Illinois. He has also enrolled in various other real estate based classes such as business brokering, and transaction specialist courses. Mr. Gonsch is a member of the Chicago Association of Realtors (CAR) and the National Association of Realtors (NAR), while also being an active member in various south suburban chambers of commerce. During his tenure at SVN Chicago, Derek was awarded the Rookie of the Year Award, and is also a member of the Centurion Club.

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DISCLAIMER

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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