

DEVELOPMENT OPPORTUNITY

39,300 SF Total Landsite For Sale with 7,000 SF Auto Repair Building



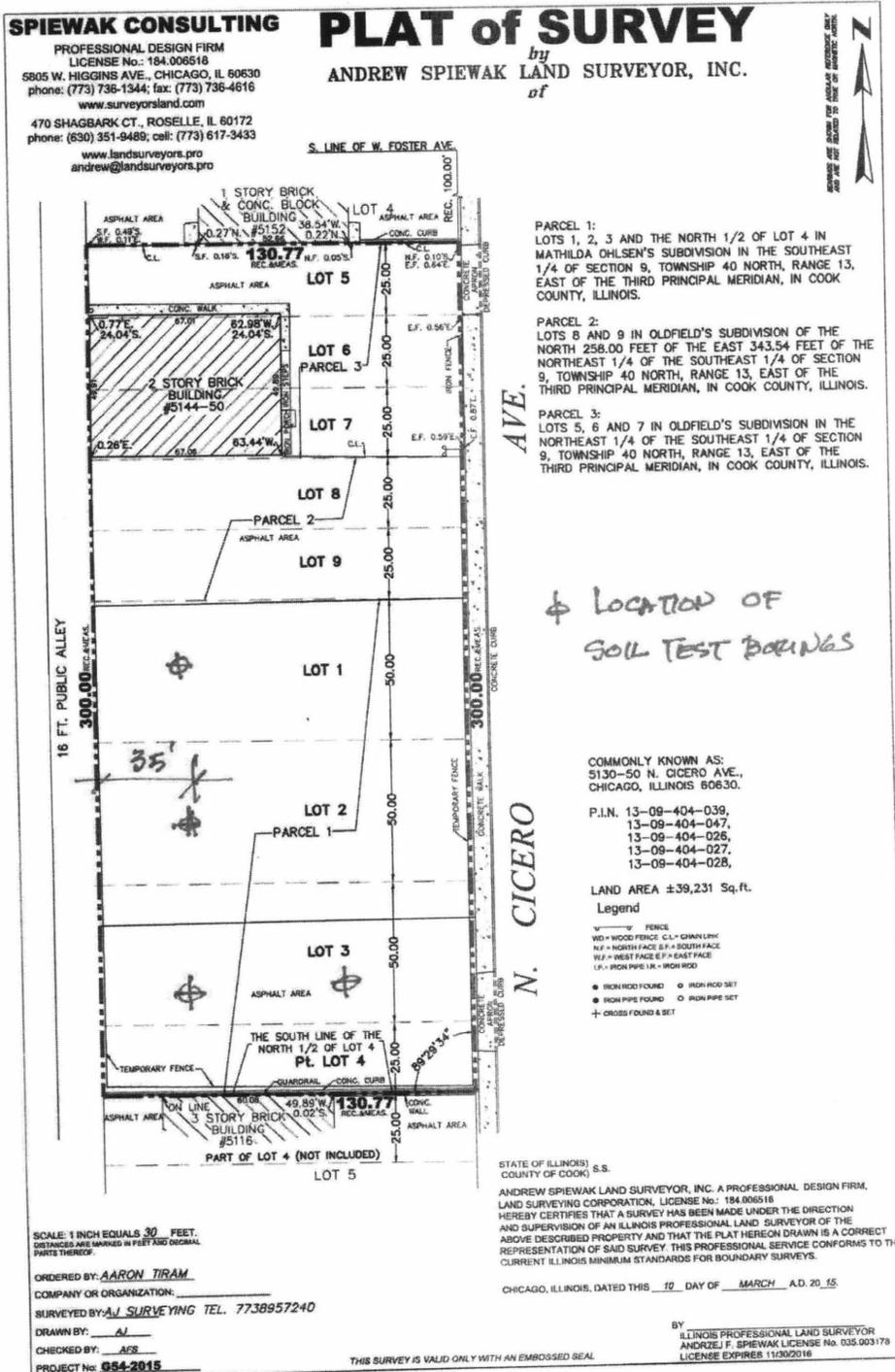
Excellent opportunity to purchase large landsite with high visibility from Edens Expressway! Great exposure to 25,200 vehicles per day travelling along Cicero Avenue and 119,000 vehicles per day along Edens Expressway. Ideal for a variety of development opportunities including residential, retail, office or medical use.

Price:	\$3,750,000 \$3,000,000
Lot Size:	39,300 SF Landsite
Buildings on Site:	Yes. 7,000 SF auto repair building with apartment/office on second floor. Includes two bays with 10' doors and two bays with 14' doors.
Alderman:	Ward 39—Samantha Nugent
Zoning:	B3-1
Taxes (2023):	\$57,648.61



ADAM SCHNEIDERMAN, SIOR
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STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600



PINs:
13-09-404-047-0000
13-09-404-039-0000
13-09-404-028-0000
13-09-404-027-0000
13-09-404-026-0000



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Location



Close proximity to public transportation, Edens Expressway, Seafood City Supermarket, Target, Ross Dress for Less, Lifetime Fitness and more.

Traffic Counts:

Cicero Ave.—25,200 Vehicles per Day
Edens Expy.—119,000 Vehicles per Day



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