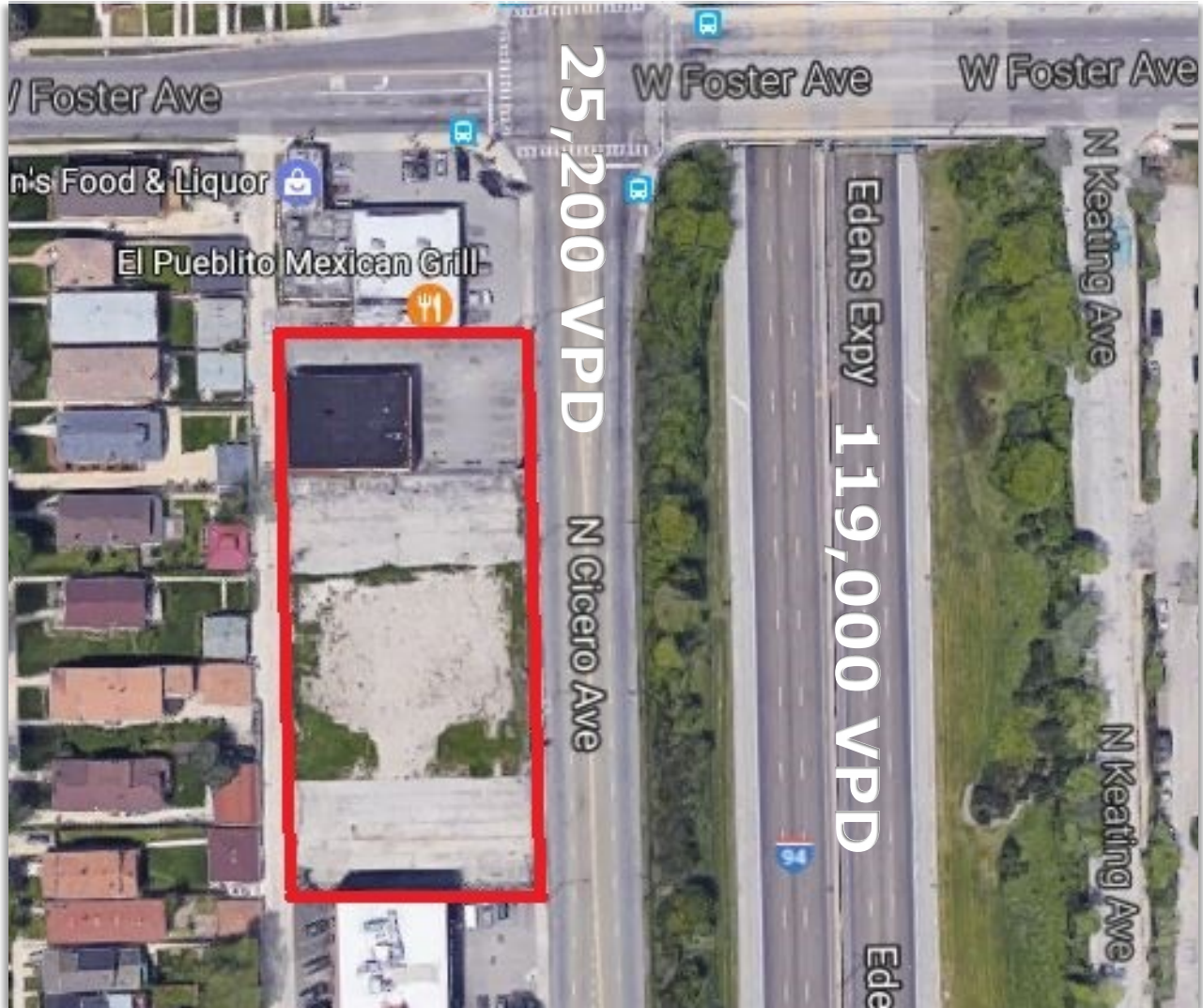


DEVELOPMENT OPPORTUNITY AUTO REPAIR BUILDING & LARGE VACANT LOT FOR SALE TOGETHER OR SEPARATELY



Sale Options:

Description:

Price:

5130-5146 N. Cicero

29,925 SF Vacant Land

\$2,250,000

5150 N. Cicero

7,000 SF Auto Repair Building
on 9,375 SF Land

\$1,500,000

Combined

39,300 SF Land and Building

\$3,750,000 TOTAL

Alderman: Ward 39—Samantha Nugent

Zoning: B3-1

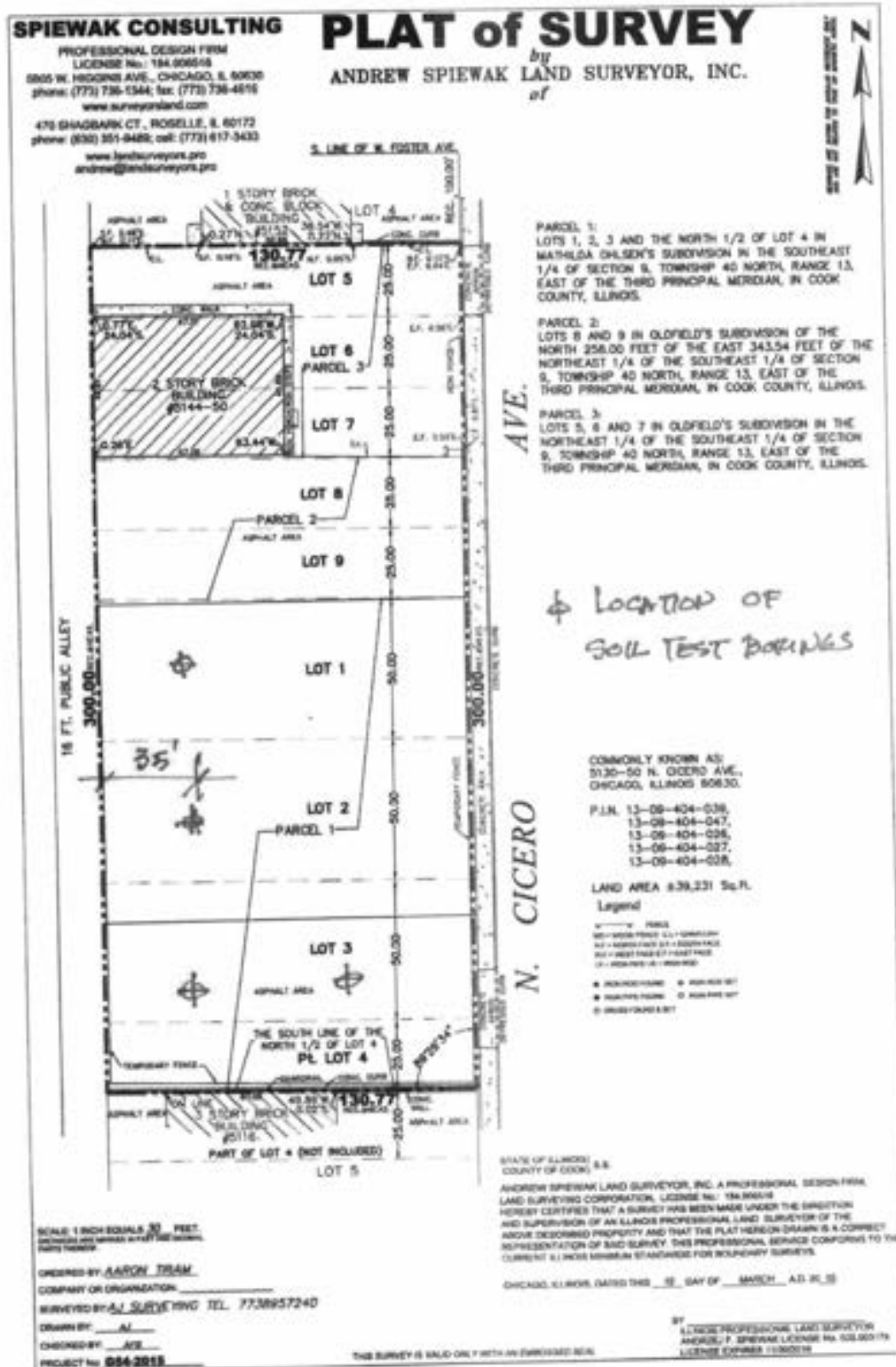


ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

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



ADAM SCHNEIDERMAN, SIOR
847-826-4467
ADAM@STRAUSSREALTY.COM

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

Location



Close proximity to bus stops, I-94 Expressway, Seafood City Supermarket and many retail shops.

Traffic: Cicero Ave.—25,200 vpd
Eden's Expy.—119,000 vpd



ADAM SCHNEIDERMAN, SIOR
847-826-4467
ADAM@STRAUSSREALTY.COM

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

±29,925 SF VACANT LAND

ALSO AVAILABLE FOR PURCHASE WITH 5150 CICERO AVE. (AUTO REPAIR BUILDING)



Excellent opportunity to purchase large landsite with high visibility from Eden's Expressway! Ideal for a variety of development opportunities including residential, retail, office or medical use.

Asking Price: \$2,250,000
Size: 29,925 SF
Taxes (2020) \$23,690.07
PIN#: 13-09-404-047-0000
13-09-404-039-0000
13-09-404-028-0000
Zoning: B3-1
Alderman: Ward 39—
Samantha Nugent



ADAM SCHNEIDERMAN, SIOR
847-826-4467
ADAM@STRAUSSREALTY.COM

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

STRAUSS

REALTY, LTD.

5150 N. CICERO AVE.
CHICAGO, IL 60630

±7,000 SF AUTO REPAIR BUILDING WITH PARKING ALSO AVAILABLE FOR PURCHASE WITH 5130-5146 CICERO (VACANT LOT)



Excellent opportunity to purchase auto repair building with apartment/office on second floor. Great location right off Cicero & Foster Ave, with visibility from Eden's Expressway!



Asking Price: \$1,500,000
Size: ±7,000 SF Building
±9,375 SF Land
Taxes (2020): \$11,087.25
PIN#: 13-09-404-027-0000
13-09-404-026-0000
Zoning: B3-1
Repair Bays: Two Bays with 10' Doors
Two Bays with 14' Doors
Alderman: Ward 39- Samantha Nugent
Traffic: Cicero Ave.—25,200 vpd
Eden's Expy.—119,000 vpd



ADAM SCHNEIDERMAN, SIOR
847-826-4467
ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641