

MILLENNIUM PROPERTIES R/E *For Sale - 19,000 SF Warehouse Building With In-Place Income*

1239-1259 W. 59th St., Chicago, IL

~~\$795,000~~ \$495,000



Property Highlights

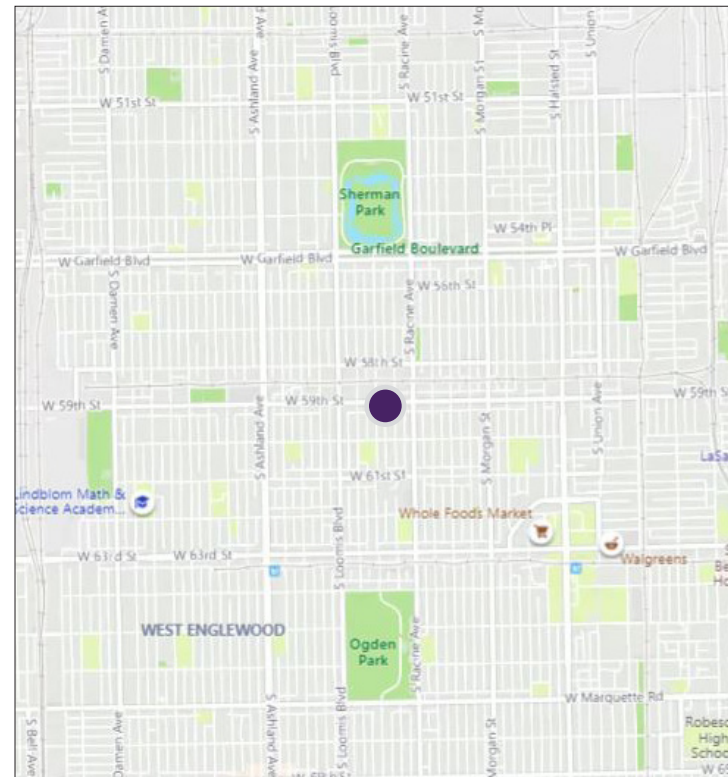
- 19,000 SF warehouse building
- 6,930 SF showroom space
- 12'-13' clear
- 2 oversized doors
- Gross income: \$69,600
- Current tenant is month to month
- On NWC of 59th and Throop St.
- Easy access to I-90/94
- Perfect opportunity for user or investor
- Land area: 27,500 SF (200'x125')
- Traffic count: 15,170 vehicles daily
- Zoning: C1-1
- Taxes (2020): \$15,921.35

Property Overview

Available for sale is a 19,000 square foot single-tenant, u-shaped warehouse building. Located on Chicago's southside, this single-story property is masonry constructed with a large parking lot. This property has 6,930 square feet of showroom space, 12'-13' ceiling heights, one non-operative overhead door and two oversized sliding doors. Situated on 59th street, the 27,500 square foot site has 220' of frontage. Current tenant is m-t-m and offers a great opportunity for a user or an investor. Nearby businesses in the area include Whole Foods, Walgreens, Family Dollar, Kennedy King College and several restaurants. Great access to public transportation the I-90/94 Dan Ryan expressway.

The area of 59th near Ashland Avenue, with its combined elevated train and bus station plus a Kiss n' Ride lot and quick access to expressways, is a major hub in the area, drawing potential customers for businesses.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	30,089	321,093	801,866
Households	8,842	99,798	270,020
Median Income	\$26,658	\$33,694	\$41,593



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