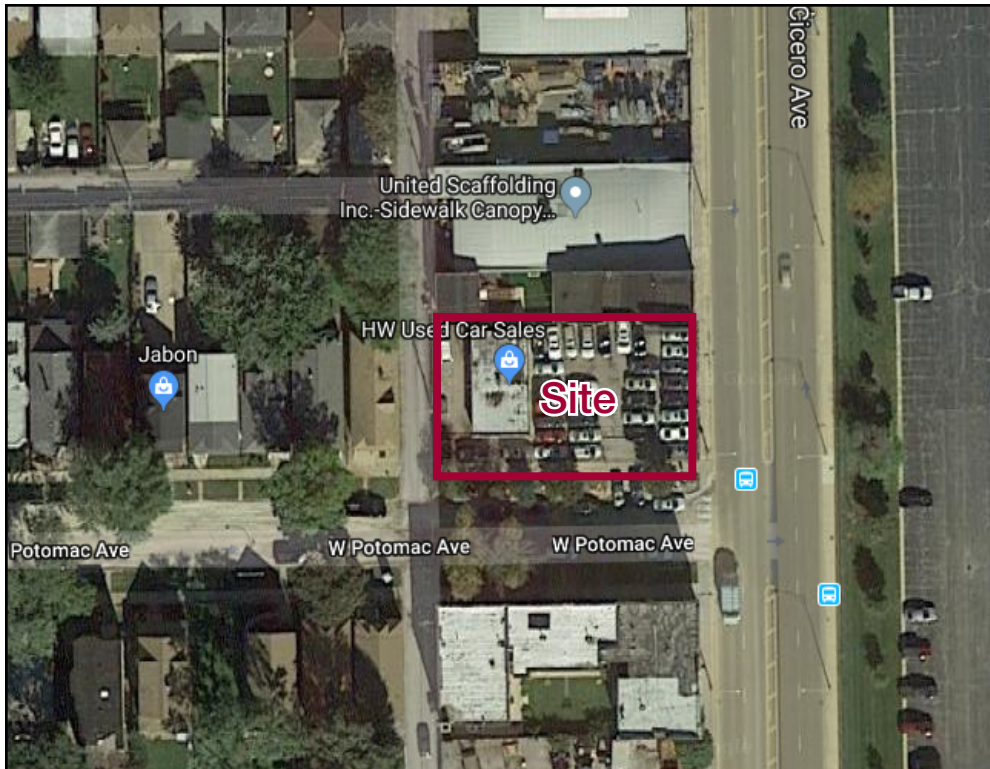


1300 N. Cicero Ave., Chicago, IL

\$225,000



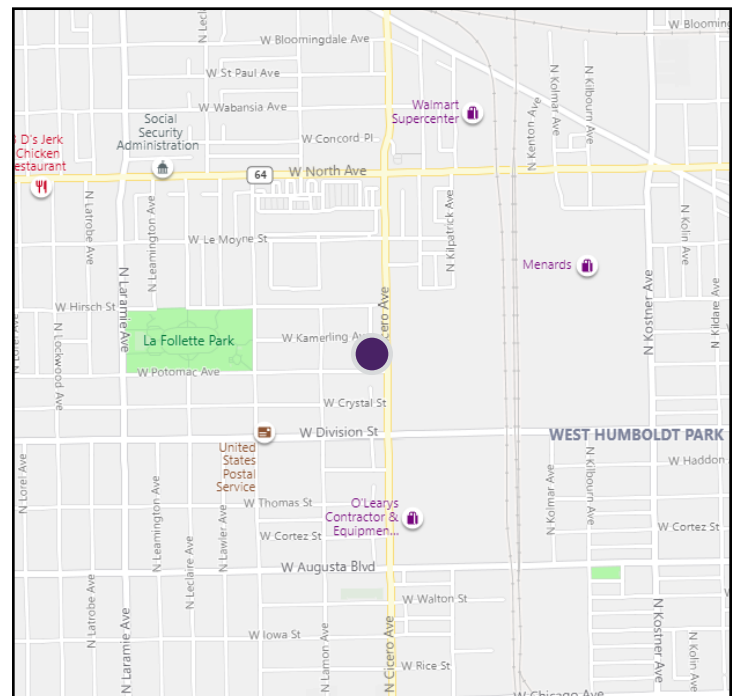
Property Highlights

- 8,150 SF development site
- Currently leased MTM by car dealership with auto repair shop
- Annual NOI: \$20,974
- Owner only pays tax & insurance
- Potential to redevelop as retail, drive-thru restaurant or mixed-use
- Opportunity for developer or user
- Highly visible location on Cicero
- At corner of Potomac & Cicero
- Across from Coca-Cola distributor
- Traffic Count: 29,300 cars daily
- Zoning: C1-1, Northwest Industrial Corridor TIF
- Taxes (2018): \$6,826

Property Overview

An 8,150 square foot development site at the corner of Cicero and Potomac is available for sale. Currently, the property is leased month-to-month by a car dealership with a 2,000 square foot auto-repair shop. The site can potentially be redeveloped as retail, a drive-thru restaurant or as a mixed-use building. Highly visible on Cicero, the property is across the street from a Coca-Cola distributor. This is a great opportunity for a developer or a user looking to add value.

Located on the west side of Chicago, this property is located a few blocks south of North Ave. and Cicero, a busy commercial corner. The property is highly visible, passed by 29,300 cars daily.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	39,365	410,299	1,065,242
Households	11,612	132,390	366,454
Average Income	\$45,723	\$65,989	\$82,144

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