

1750 S. Kilbourn Ave., Chicago, IL

\$550,000

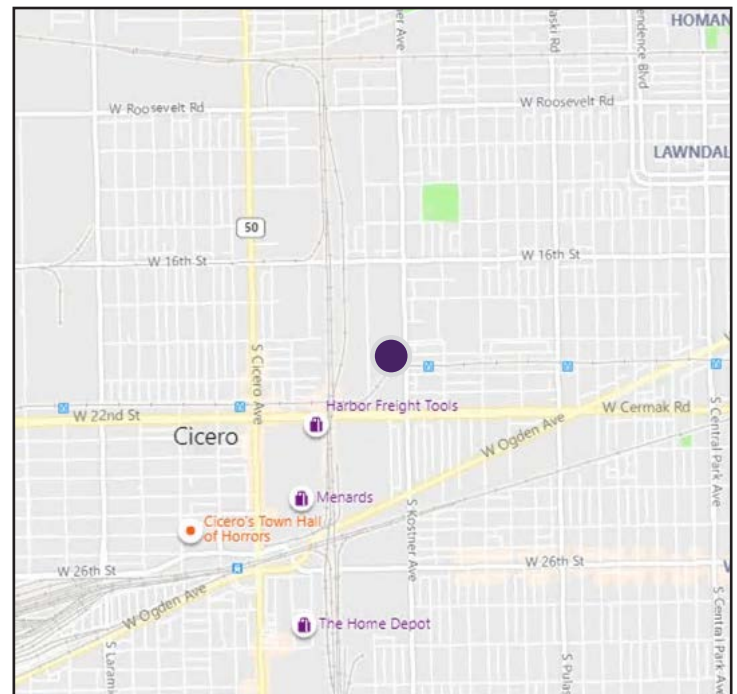


Property Highlights

- 36,654 SF industrial building
 - 33,654 SF manufacturing facility
 - 3,000 SF brick office building
- Features one loading dock, two grade-level doors and 14' ceilings
- Ideal for user or investor
- Parking on-site
- Potential railway access
- Easy access to I-290 expressway and Cermak Road
- Located in Opportunity Zone
- Located in the TIF district of Roosevelt-Cicero Industrial Corridor
- Land area: 56,360 SF
- Zoning: M2-3
- Taxes (2019): \$33,200

Property Overview

This rarely available 36,654 SF industrial building, located in the Roosevelt-Cicero Industrial Corridor, is available for sale. Located in a TIF District and situated on a 56,360 SF lot, the subject is comprised of two buildings, an approximately 33,654 square foot manufacturing facility and a 3,000 square foot bricked building. Improvements include 14' ceiling heights, one loading dock and two grade-level doors. Great opportunity for a user or an investor. Easy access to the I-290 Eisenhower expressway, Cermak Road and public transportation.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	36,151	337,250	884,185
Households	10,209	97,366	287,971
Median Income	\$34,313	\$37,371	\$49,786

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