

MILLENNIUM PROPERTIES R/E *Prime Site on Hard Corner of Ridge Rd and Wilmette Ave*

1837 Wilmette Ave., Wilmette, IL

\$1,095,000



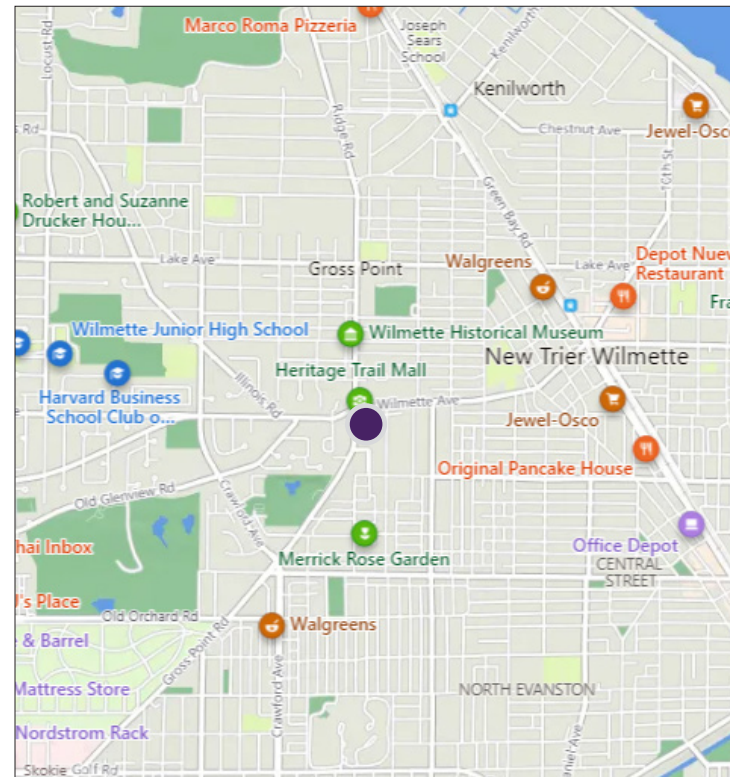
Property Highlights

- 2,085 SF vehicle service property
 - Building consisting of a gas station with 8 pumps, 3 underground tanks and fibreglass gas lines
 - Auto repair business features 3 drive-in doors and triple-drain basins
- Well-located on hard, signalized corner of Wilmette Ave and Ridge Rd
- Attractions in the area: Starbucks, Whole Foods, Jewel-Osco, Schaefer's, Nordstrom Rack, Old Orchard Mall, desirable schools, boutiques, shopping, restaurants and entertainment venues
- Land area: 12,075 SF
- Zoning: Zoning is NR (neighborhood retail business)
- Taxes (2020): \$38,155.70

Property Overview

Situated on the hard corner of Wilmette Avenue and Ridge Road, a 2,085 square foot retail asset is available for sale. The property is vehicle service building on 12,075 square feet of land. The gas station has 8 pumps, with three underground gas tanks at 10,000 gallons, 6,000 gallons and 4,000 gallons. The building is used as auto repair business and features three drive-in doors and triple-drain basins. The building has excellent exposure and offers a variety of potential uses.

This section of the Village of Wilmette Park is a mix of retail and single family homes. Ridge Road is a strong commercial corridor for this neighborhood, with a variety of local and national businesses.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	18,408	128,778	300,244
Households	6,827	47,155	112,776
Median Income	\$164,845	\$109,367	\$91,790

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