

# For Sale: Corner Commercial Garage on 6 Lots on 59th St.

#### 2254 W 59th St., Chicago, IL



## Now: \$350,000

### **Property Highlights**

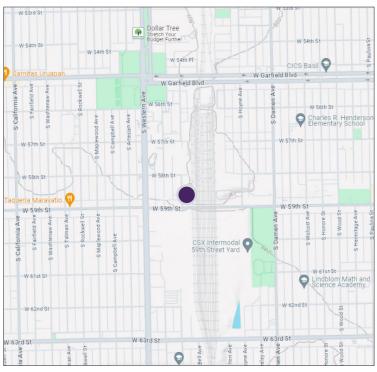
- 2,800 SF commercial garage
  6 bays
  - Currently occupied by a diesel truck repair shop
- Property is situated on 6 land lots
- Lots can be developed for many uses
  <u>click here for full list of uses</u>
- Prime corner location on well-trafficked truck route
- Nearby attractions: Target, Pete's Fresh Market, Home Depot, Planet Fitness, Dollar Tree and more
- Land Area: 17,265 SF
- Zoning: M2-2
- Traffic count: 9,735 vehicles daily
- Taxes (2023): \$21,918.07

#### Property Overview

A 2,800 square foot commercial garage with six bays on 17,265 square feet of land is available for sale. The garage has six bays and is situated on 6 land lots. This corner property is situated in a heavily-trafficked truck route near Western Avenue and is currently occupied by a diesel truck repair shop. The property is zoned M2-2, which would allow for a multitude of uses. Great opportunity for an investor.

The subject property is located less than 12 miles from downtown Chicago and is situated within a strong commercial and mixeduse corridor along Western Avenue with a large number of local businesses. Easy access to public transportation and I-90/94 and close proximity to Midway International Airport.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	42,963	318,096	799,069
Households	10,926	87,879	256,236
Median Income	\$33,443	\$38,733	\$43,415



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