

# MILLENNIUM PROPERTIES R/E *20,750 SF Industrial Property on Corner of 63rd & Oakley*

2300 W. 63rd St., Chicago, IL

~~\$995,000~~ \$895,000



## Property Highlights

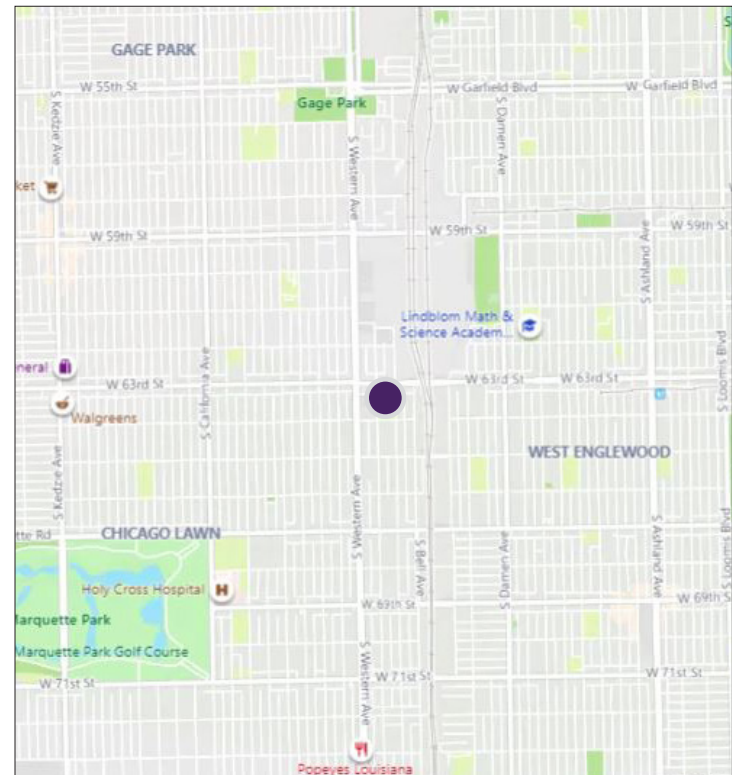
- 20,665 SF warehouse building
- 2,950 SF office space
- 3 drive-in doors
- 18'-24' ceiling heights
- 400-Amp electrical service
- Gross income: \$86,400
- Current tenant is month-to-month
- Perfect opportunity for user or investor
- Trench drains
- 40 parking spaces
- Easy access to I-90/94
- Close proximity to Midway International Airport
- Land area: 33,750 SF
- Traffic count: 24,748 vehicles daily
- Zoning: C2-2
- Taxes (2020): \$26,040.39

## Property Overview

Available for sale is a 20,665 square foot warehouse building. This rarely available, prime industrial property is situated on a hard corner with excellent visibility. The single-story building is masonry constructed; has a paved parking lot with security fence and is improved with 2,950 square feet of office space, 18-24 foot ceiling clearances and three drive-in doors. Current tenant is month-to-month. Businesses in the area include Whole Foods, Walgreens, Family Dollar, Kennedy King College and several restaurants.

The subject property is located less than 12 miles from downtown Chicago and is situated within a strong commercial and mixed-use 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	46,305	358,537	811,911
Households	11,375	90,572	246,673
Median Income	\$31,003	\$39,188	\$43,547



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