

2633 E. 79th St., Chicago, IL

\$599,000



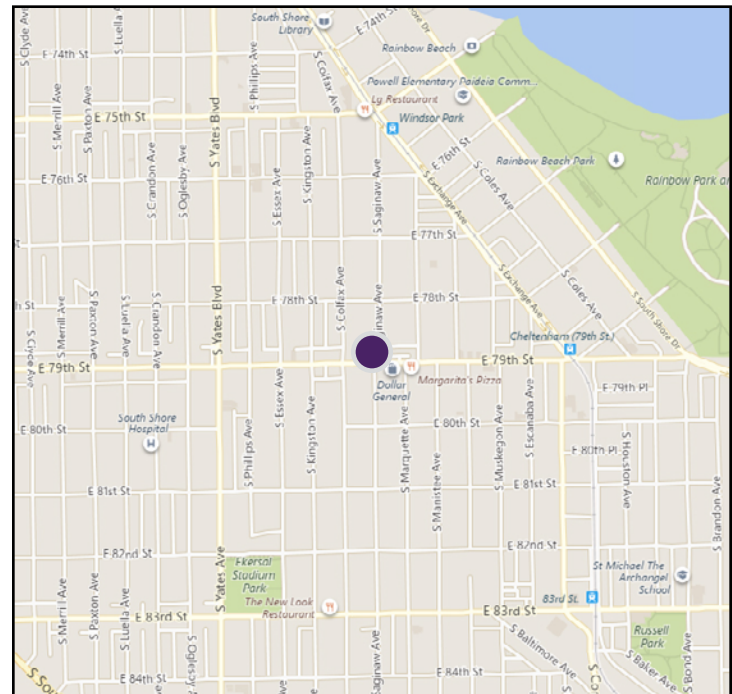
Property Highlights

- 12,000 SF retail showroom
- Former Advance Auto Parts store
- Vanilla box space with high ceilings
- Includes full basement for storage
- Large site with ample parking
- Good visibility on 79th St.
- Located at hard, stoplit corner
- Potential to rehab, redevelop or subdivide for multiple tenants
- Great for a variety of businesses
- Traffic Count: 10,850 cars daily
- Land Area: 33,062 SF
- Zoning: B3-2
- Part of Avalon Park/South Shore TIF
- Taxes (2017): \$18,785

Property Overview

A 12,000 square foot retail showroom at the hard corner of Colfax and 79th St. is available for sale. The building features a large vanilla box space with high ceilings, a full basement for storage plus a loading dock. The property has a 45 car parking lot plus ample frontage on 79th. The site has great potential for rehab or redevelopment and the building can potentially be subdivided for multiple tenants. This is a great location for a variety of businesses.

East 79th St. is a major commercial corridor for the South Shore neighborhood in Chicago. Nearby retailers include local and national businesses such as Dollar General, Family Dollar, True Value and more.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	43,391	179,673	403,336
Households	17,369	71,649	157,652
Average Income	\$44,462	\$48,022	\$52,231

MILLENNIUM PROPERTIES R/E

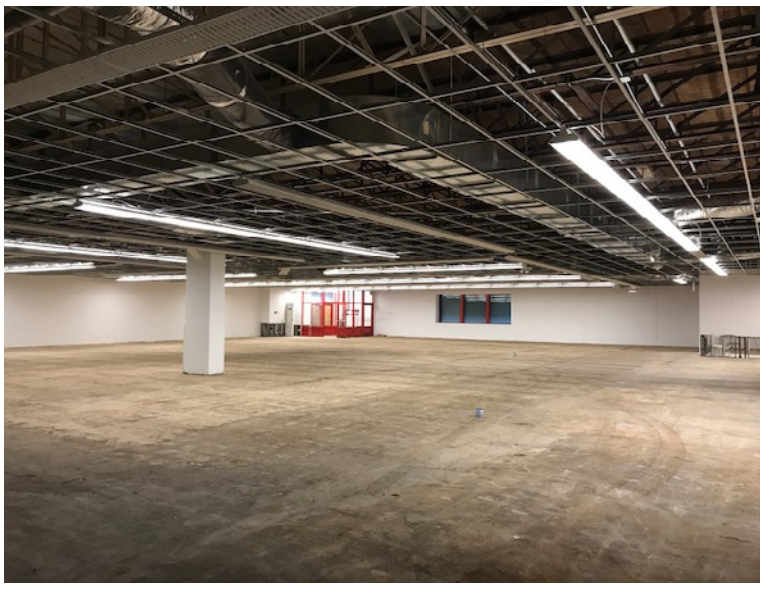
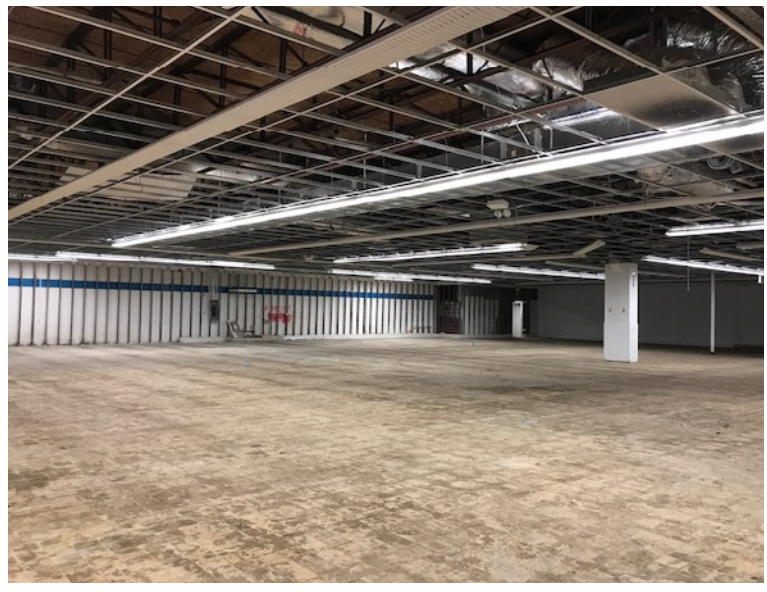
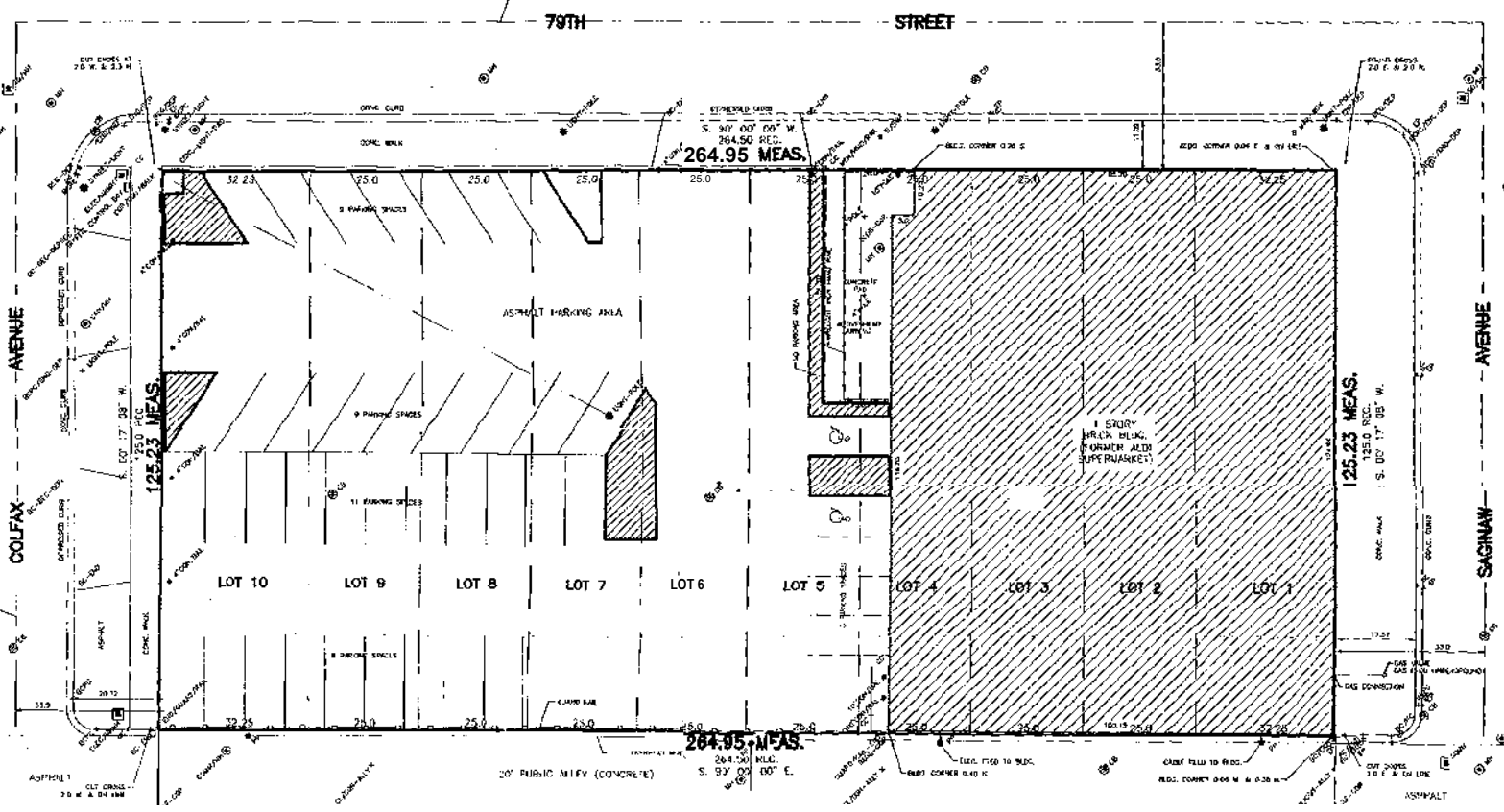
12,000 SF Retail Showroom

Perfect for User or Investor

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Survey



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