

3233-3241 W. Cermak Rd., Chicago, IL 60623

\$1,450,000

MUST BE SOLD



Property Highlights

- 14,050 commercial retail/auto retail space with second floor loft and fully equipped auto facility including spray booth, etc.
- Total of approximately 12,850 SF on first floor
- Located in densely populated area
- Traffic Count: 18,000 cars daily
- Ceiling Height: 14 foot clear
- Land Area: 14,500 SF
- Zoning: C1-2
- Taxes: Under Protest
- Restaurant is vacant and property being delivered without tenancy

Property Overview

Located on the corner of Cermak Rd and Sawyer Avenue, three attached commercial auto or wholesale spaces are available for sale. With a combined total of 14,050 square feet, this unique combination could be used for auto use, retail, or distribution, is located in the a thriving community.

3233 W. Cermak, the corner space, is a restaurant in front and truck shop space in the rear. The auto shop can accommodate between 20-25 vehicles. The adjacent space is a recently renovated storefront with a second floor, that flows through to the adjoining building, and a second floor loft. The third contiguous space is a fully functional auto facility with all necessary equipment to operate auto repair body shop.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	62,300	308,462	1,025,089
Households	14,111	91,096	362,841
Median Income	\$35,229	\$42,352	\$66,435

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