

# MILLENNIUM PROPERTIES R/E *Bankruptcy Court Order Sale - Car Wash Property*

4650 W. Fullerton Ave., Chicago, IL

~~\$1,250,000~~ **\$550,000**



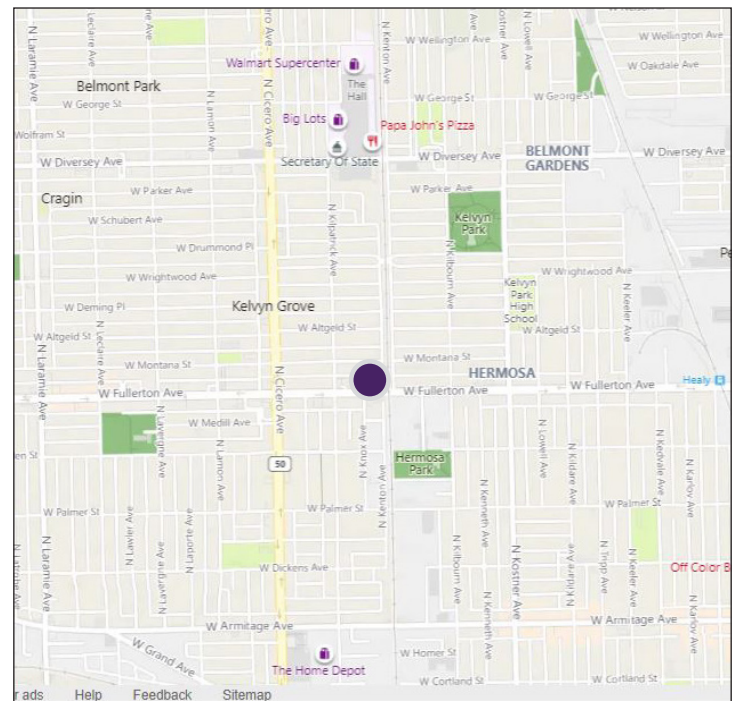
## Property Highlights

- 2,600 SF, 6-bay and tunnel carwash property
- Redevelop for alternative use
- 15 surface parking spaces
- Great corner location
- Retailers in the area include: Walgreens, Walmart Supercenter, Tony's Fresh Market, Big Lots, Binny's, Subway, Domino's and more
- Great opportunity for a user
- Traffic count: 33,781 vehicles daily
- Land area: 14,375 SF
- Zoning: M1-1
- Taxes (2021): \$9,856.85

## Property Overview

A 2,600 SF commercial building on a 0.33 acre (or a 14,375 square foot) lot in Hermosa is available for sale. The building is built-out as a car wash business. The property is situated on a hard corner, has pedestal signage and ample on-site parking. Close proximity to major streets, I-94 expressway, public transportation and good visibility on heavily-trafficked Fullerton Avenue.

The Hermosa neighborhood has benefited from steady growth in population and renewed investment. Local businesses enjoy a strong residential consumer base, great public transportation, and quick access to the Expressway.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	50,859	422,402	1,043,484
Households	13,463	135,137	379,961
Median Income	\$51,283	\$60,181	\$73,309

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