

1030 S. Milwaukee Ave., Wheeling, IL

**NOW: \$1,850,000**



## Property Highlights

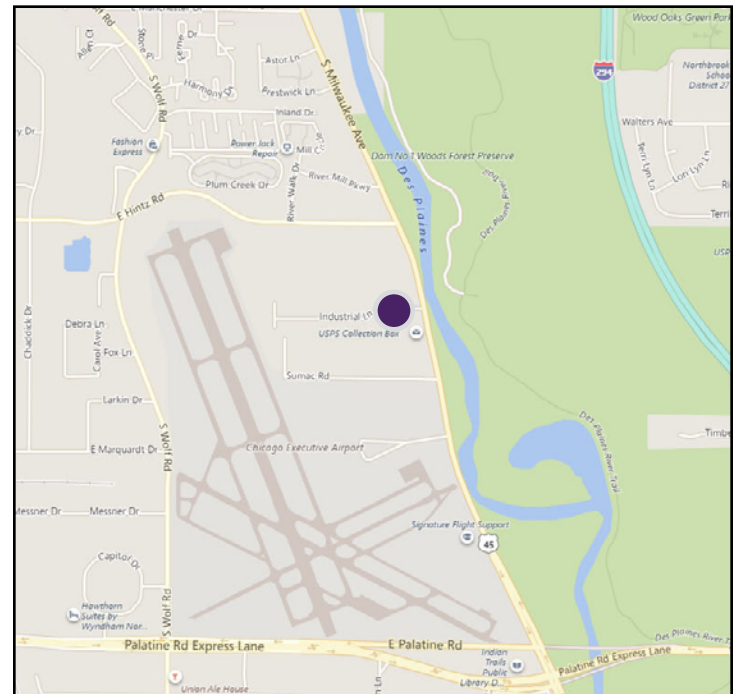
- 11,000 SF flex industrial building
- Plus 1.38 acre adjacent land site currently used for parking
- Large fenced area for secured parking
- Portion of site rented MTM: \$2,000/mo. as truck parking
- Good visibility on Milwaukee Ave
- Ceiling Height: 12.5'-13' clear
- Loading: 3 drive-in doors
- Updated office area
- Great opportunity for user/investor
- Land Area: 2.64 acres
- Zoning: B-3 and I-3
- Taxes (2017): \$79,599

## Property Overview

Located next to the Chicago Executive Airport, this 11,000 square foot flex industrial building is ideal for a user or investor. Currently operating as an automotive repair shop, this building has four drive-in doors and 12.5' clear ceilings in the repair shop. With updated offices and secured fenced parking, this property has great potential for a garage or trucking user or for investor looking to redevelop the land.

Wheeling is a city in the heart of the northern suburbs of Chicago. The area around this flex industrial building is a mix of commercial properties including retail, flex industrial, office and warehouses.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	7,222	85,503	255,027
Households	2,542	32,253	98,134
Median Income	\$52,360	\$80,270	\$89,927



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