

3613 W. Ogden Ave., Chicago, IL

~~\$450,000~~ **\$360,000**



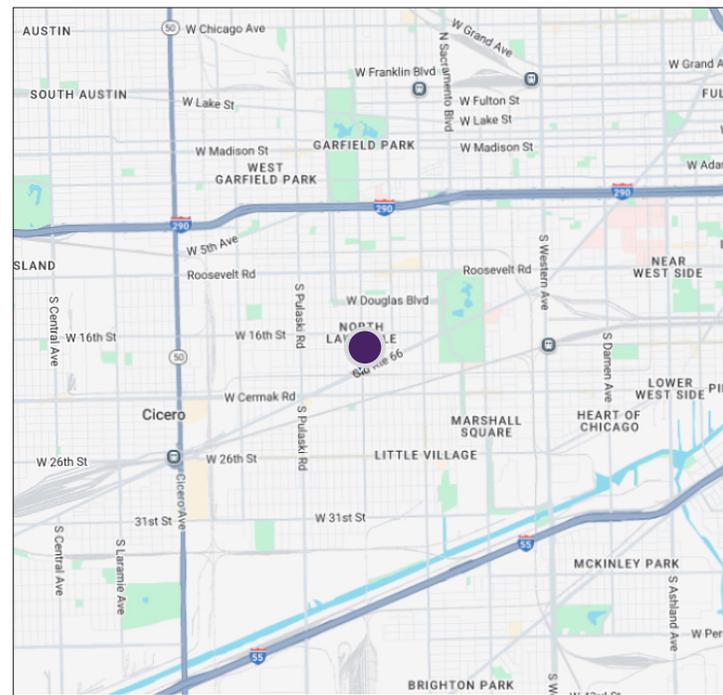
Property Highlights

- 7,500 SF commercial building
- Current use is garage/auto
- Parking for up to 30 vehicles
- Two drive-in doors and 25' ceilings
- Perfect investor opportunity
- Across from Central Park Metra Station
- Close proximity to I-290 expressway
- Nearby businesses include McDonald's, Walgreen's, Subway, AutoZone, Soul Food Lounge, Theatre Y and more
- Traffic: 18,416 vehicles daily
- Land Area: 10,001 SF
- Zoning: Zoned C1-2
- Taxes (2023): \$30,583

Property Overview

A 7,500 square foot brick commercial building on the west side of Chicago is available for sale. This garage/auto use property has two drive-in doors, 25' ceilings and parking capacity for up to 30 vehicles. Situated on 10,001 square feet of land, this location is directly next to the Central Park Metra stop and has easy access to other public and vehicular transportation. Close proximity to shopping and restaurants on busy Ogden Avenue. Perfect investor opportunity.

North Lawndale is a neighborhood on the southwest side of Chicago. The property is situated in a major thoroughfare for the neighborhood with a significant number of shops, restaurants and businesses.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	50,993	262,355	931,564
Households	16,434	87,098	358,973
Average Income	\$49,529	\$60,963	\$98,358

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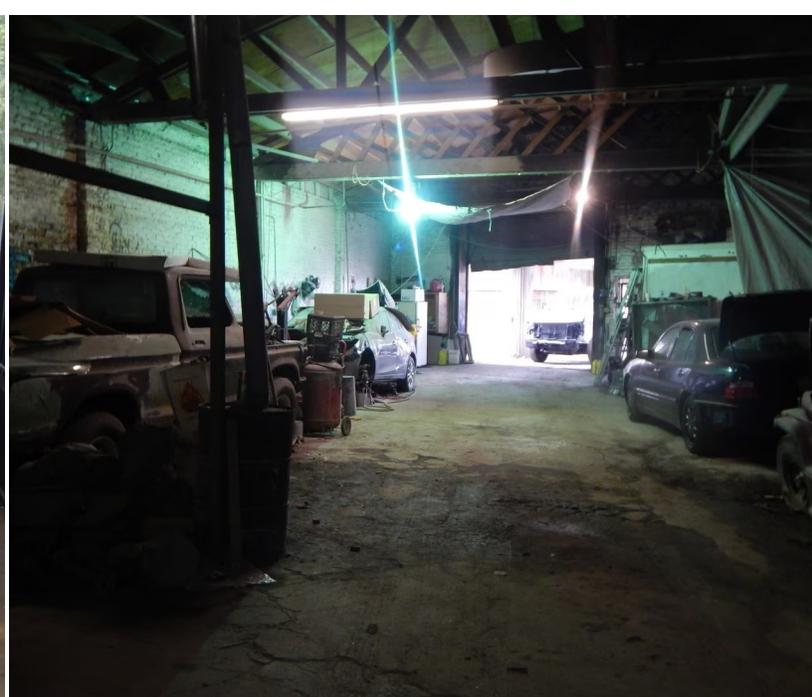
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MILLENNIUM PROPERTIES R/E

For Sale: Commercial Property on West Ogden Avenue

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