

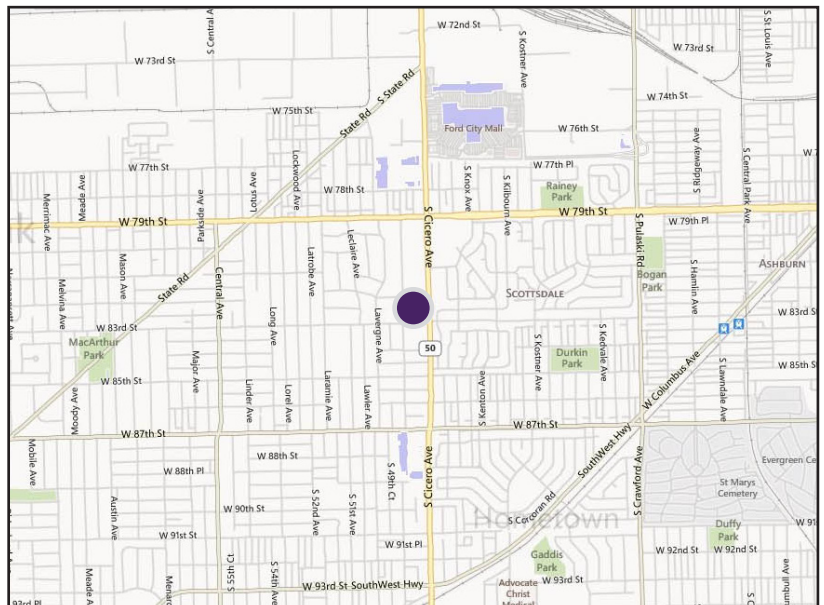
**Price  
Reduced  
\$ 359,000**

~~\$ 424,900~~

- 14,500 SF commercial building
- Previously occupied by medical office and retailer
- Substantial office build-out plus large warehouse area
- Several drive-in doors in warehouse
- Ample customer parking
- Pedestal signage to increase visibility
- 120' of frontage on Cicero
- Land Area: 32,782 SF
- Traffic Count: 42,900 cars daily
- Zoning: C, commercial
- Taxes (2013): \$68,558



This 14,500 square foot commercial building was last used as a medical office and retail showroom. The building has three distinct spaces – an open retail showroom, a substantial office and a large warehouse. In the office, the space is divided into a reception area, nine private offices, 10 desk areas, two conference rooms, and several storage areas.



Located on the southwest side of Chicago, Burbank grew 4% over the last decade to 28,925 residents. Cicero Ave. has a strong retail and commercial presence, serving both Chicago and Burbank.

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**MILLENNIUM  
PROPERTIES R/E**