

3 Unit Retail Center Near 147th and Kedzie

**Price
Reduced
\$125,000**

3231-37 147th St. | Midlothian, IL

\$150,000

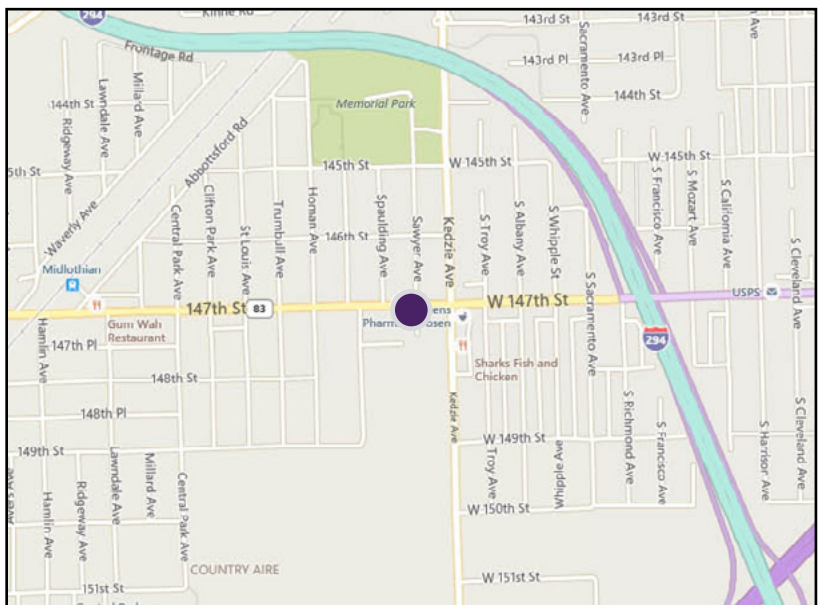
Investment Highlights

- 4,500 SF retail strip center
- Divided into three units
 - Insurance office leased thru 10/2018
 - Congressional office leased MTM
 - 1,500 SF vanilla box space
- Great opportunity for user or investor
- Current Gross Rent: \$42,600
- Potential Gross Rent: \$64,800
- Close to 147th/Kedzie and I-294
- Land Area: 9,382 SF
- Traffic Count: 14,400 cars daily
- Zoning: B-1
- Taxes (2015): \$24,284

Property Highlights

At the corner of Sawyer and 147th, this 4,500 square foot retail center is divided into three units. The corner unit, occupied by an insurance company, is leased through October 2018; a 1,500 square foot office is leased month-to-month by a congressional office. A 1,500 square foot former salon is in vanilla box condition, making this a great opportunity for a user or investor. Close to 147th and Kedzie, there is a small dedicated parking lot as well as street parking available.

Midlothian is a growing middle-class town located in southwestern suburbs of Chicago. More than 15,900 residents live within a mile of this location, providing a substantial built-in customer base.



Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained from sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

Greg Block

Executive Vice President

(312) 338 - 3002

gblock@mpirealestate.com

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