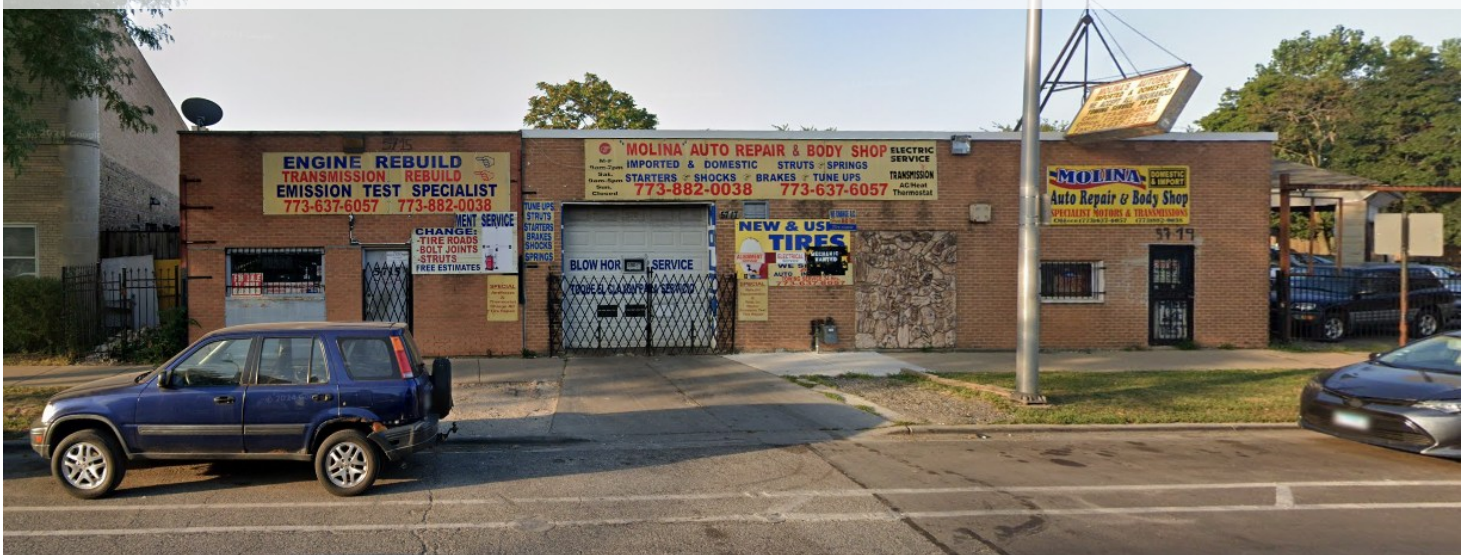
STRAUSS
REALTY, LTD.

5717 W. Grand Ave.
Chicago, IL. 60639

PRIME COMMERCIAL BUILDING FOR SALE
8,150 SF BUILDING ON 10,089 SF LOT



Sold brick one-story building with 77’ of frontage on busy Grand Avenue. Three adjoining lots. The building features a drive-in door, parking and a new roof. Currently operating as a body shop and auto repair business. C1-1 zoning; ideal for various business uses including warehouse, factory, car wash or mechanic.

SALE PRICE:	$750,000
SIZE:	8,150 SF Building 10,089 SF Lot
LOT DIMENSIONS:	77.82’ x 129.65’
DRIVE-IN DOORS:	1
ZONING:	C1-1
TAXES (2023):	$24,923.19
CEILING HEIGHT:	13’-17’
WARD/ALDERMAN:	36th Ward— Gilbert Villegas
PIN#s:	14-05-322-(002 Through 004)-0000



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847.334.2587
MJ@STRAUSSREALTY.COM

David Kaplan
847-302-2387
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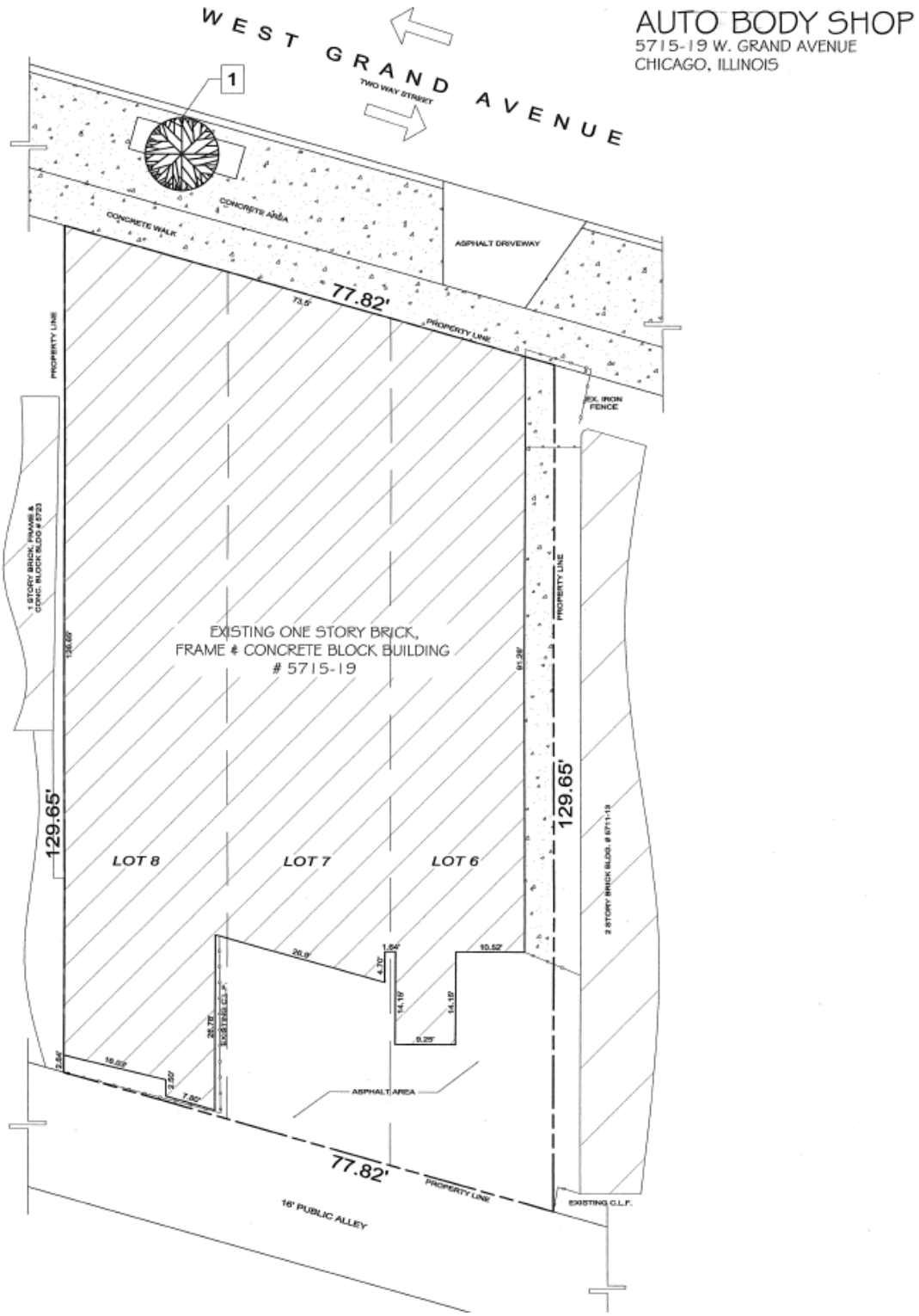
Strauss Realty, Ltd.
4220 W. Montrose Ave.
Chicago, Illinois 60641
Phone: 773-736-3600

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SURVEY



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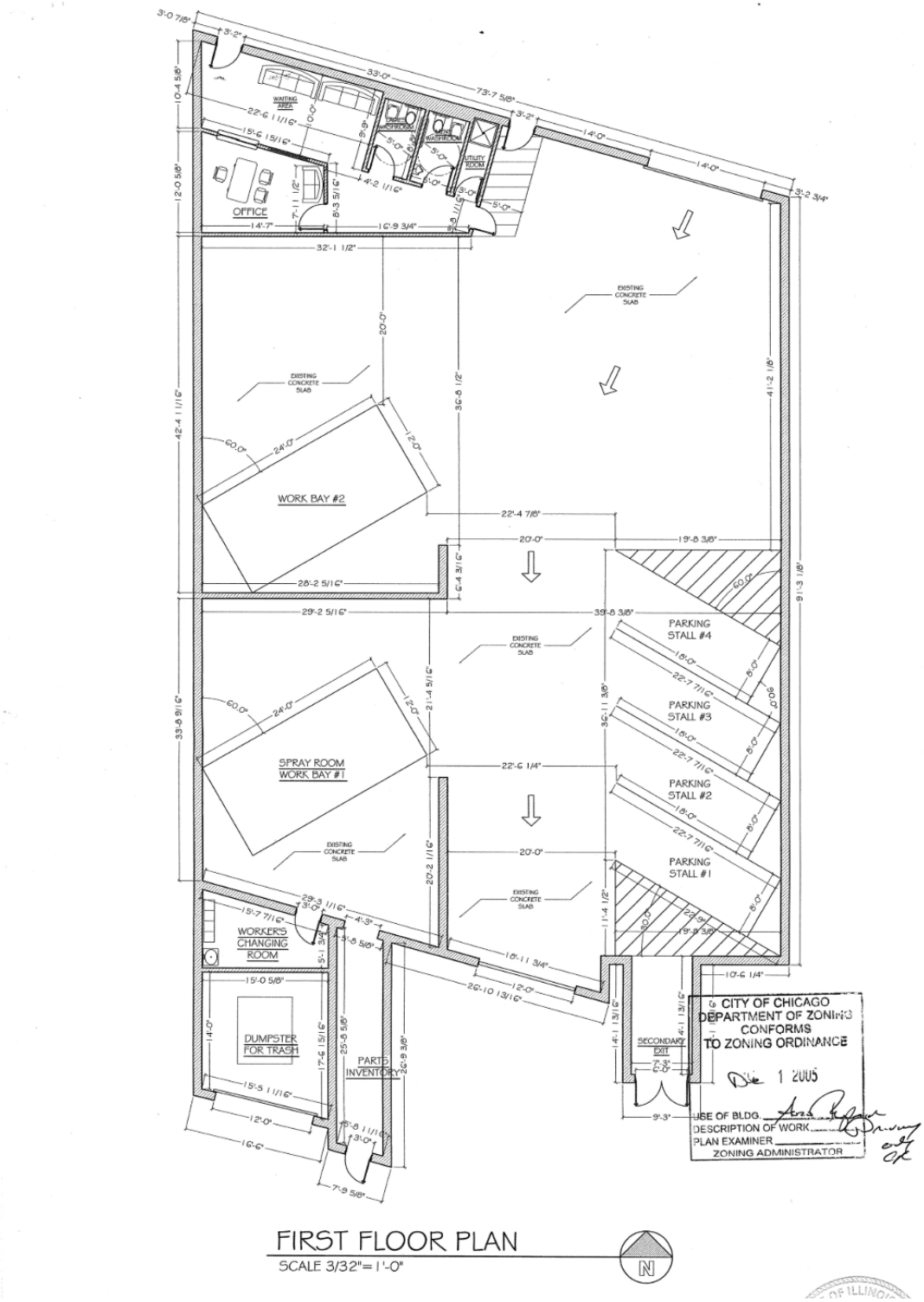
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FLOOR PLAN



FIRST FLOOR PLAN
SCALE 3/32"=1'-0"

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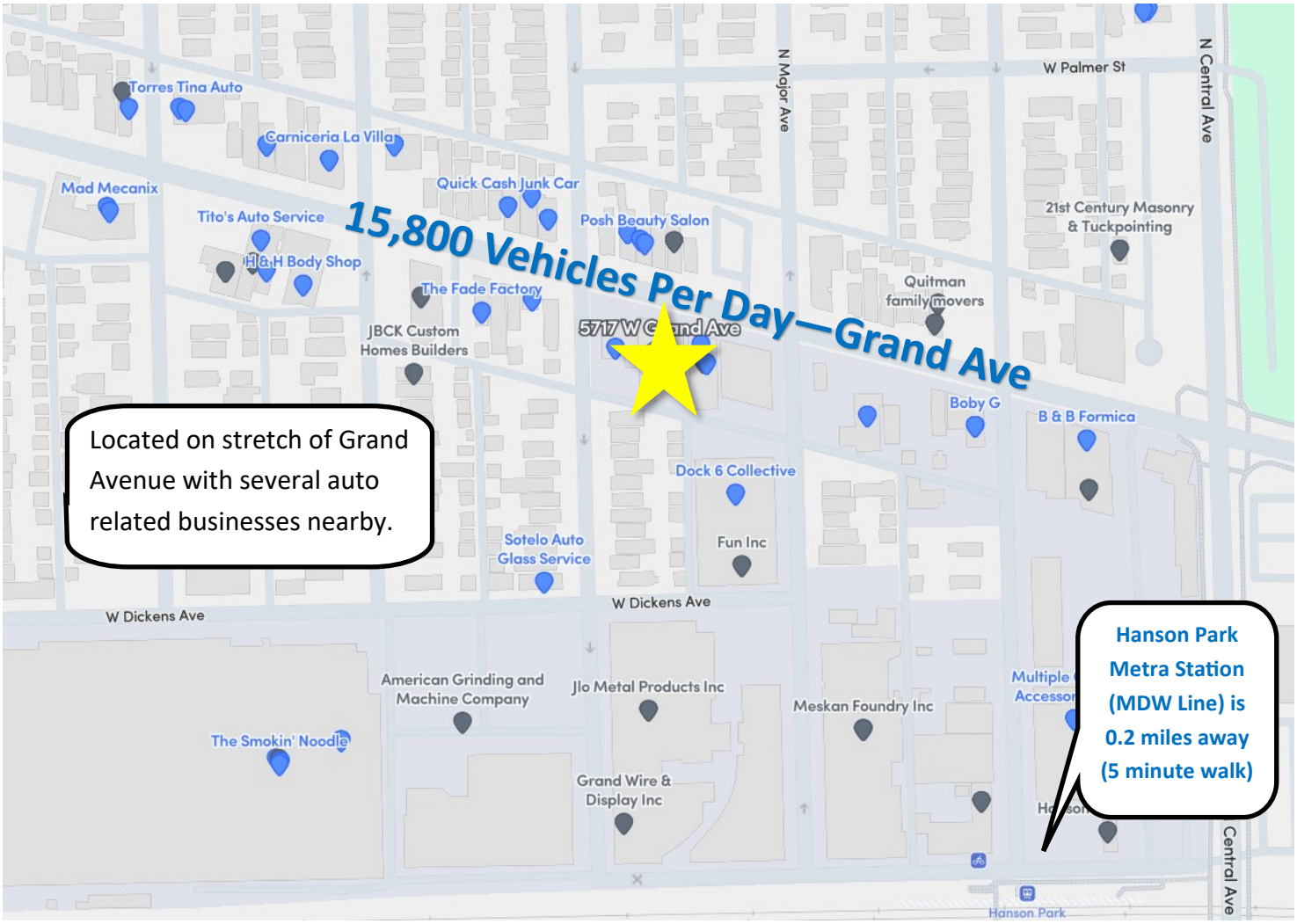
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LOCATION & NEARBY RETAILERS



DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Population	57,971	195,567	412,761
Households	18,066	65,181	150,554
Average Household Income	$82,518	$90,573	$95,592

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