

PRICE REDUCED! FOR SALE OR LEASE
1,100 SF RETAIL BUILDING ON 6,250 SF LAND

2622 N. Cicero Ave.
Chicago, IL 60639



Corner commercial lot with retail building, garage and monument sign on high traffic Cicero Avenue.

Highlights:

- 1,100 SF building with 4 offices, 2 restrooms, and kitchen
- 1-car garage and 6 parking spaces in rear
- Stoplight corner & CTA bus stop exposure
- Ample lot lighting + monument sign for maximum visibility

SALE PRICE:	\$599,000 \$499,000
LEASE PRICE:	\$4,500 Monthly \$4,000 Monthly
LEASE TYPE:	NNN
BUILDING SIZE:	1,100 SF
LOT SIZE:	6,250 SF
LOT DIMENSIONS:	50'x125'
ZONING:	C2-1
WARD:	31—Alderman Felix Cardona Jr
TAXES (2024):	\$10,164
PIN:	1328415026

CONTACT

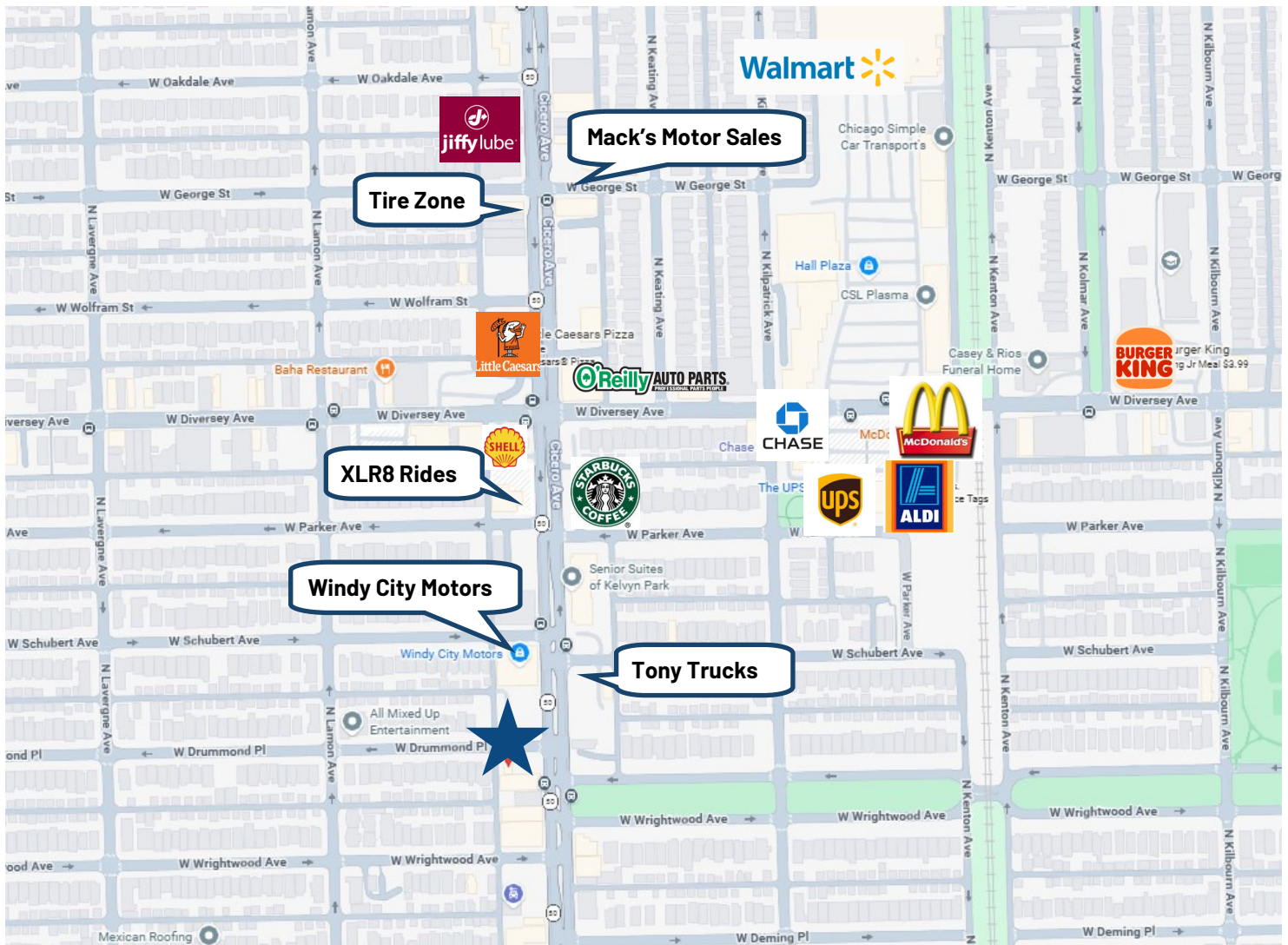
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LOCATION

2622 N. Cicero Ave.
Chicago, IL 60639



Traffic Count: 29,500 Vehicles per day travel along Cicero Ave. In the core of Chicago's historic auto-sales corridor (Addison southward). Surrounded by dense population, national retailers, independent businesses, service commercial operators, and numerous long-standing auto retailers – providing a consistent customer base and strong daytime population.



6 parking spaces and drive-in door in rear with access via alley.

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