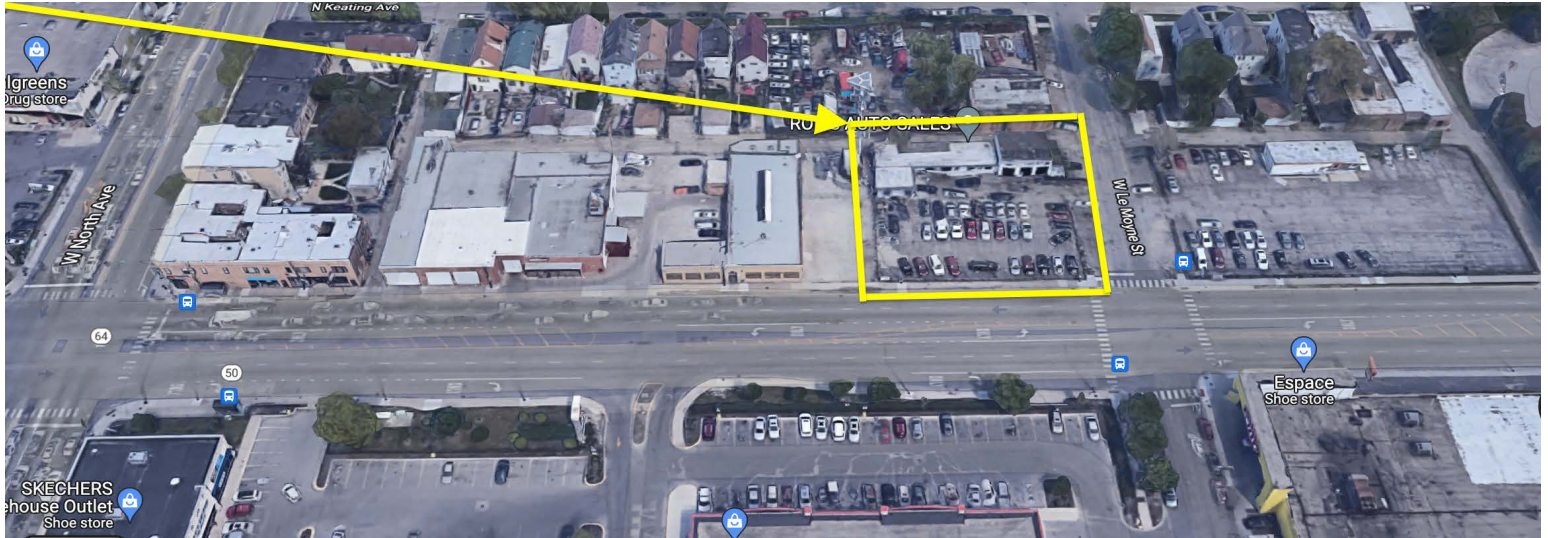


1501-1511 North Cicero Avenue | CHICAGO 60651

FOR SALE

OWNER-USER/INVESTOR OPPORTUNITY

1-Story | $\pm 3,936$ SF Bldg | $\pm 16,250$ SF (150 x 125) Lot | Zoned M1-1



EXECUTIVE SUMMARY

The JonBerg Group of Baird & Warner Real Estate, INC, as the sole and exclusive Broker, has been retained to present the sale of this user/investor opportunity located at 1501-1511 North Cicero Avenue, Chicago, IL 60651. The property is ideally situated on the east side of Cicero Avenue, just one block south of North Avenue in Chicago's Humboldt Park neighborhood - featuring a freestanding one-story building, $\pm 3,936$ SF GLA, $\pm 16,250$ SF (130 x 125) fenced lot. The property is currently leased as a car dealership/auto body shop - business not for sale, an existing tenant with a lease terminating in 12/2022. The subject property is zoned M1-1, located near multiple big box stores/national retailers, and positioned in a mixed commercial/retail, and residential city setting. Perfect for development!

Offered At: \$595,000.00

THE JONBERG REAL ESTATE GROUP

"Adding Value To Every Transaction"

"YOUR LOCAL SOLUTION"

THE JONBERG GROUP of Baird & Warner, INC is a full service commercial brokerage team specializing in the sale of all types of commercial, industrial & Investment properties.



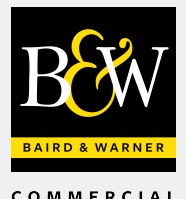
WESLEY J. JONBERG

Real Estate & Business Broker
Commercial/Investment Division - Chicago Downtown Office

Direct: **312.536.7224**

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