

7737 S KEDZIE AVE, CHICAGO, IL 60652

AUTO DETAILING / CAR WASH BUILDING FOR SALE | BUSINESS AVAILABLE SEPARATELY

CRER



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PROPERTY OVERVIEW

ASKING PRICE	\$550,000	SALE TYPE	Investment or Owner User
PROPERTY TYPE	Specialty	PROPERTY SUBTYPE	Car Wash
PROPERTY SUBTYPE	Car Wash/Auto Detailing	NO. STORIES	1
BUILDING CLASS	C	YEAR BUILT	1955
ZONING	C1-1	BUILDING SIZE (SF)	4912

DESCRIPTION: Rare opportunity to acquire a freestanding commercial building in Chicago’s Ashburn neighborhood with C1-1 . The property offers flexibility for a variety of retail, service, office, contractor and select automotive-related uses, with residential units permitted above the ground floor, subject to City approval. The building includes approximately 500 SF of office space and 4,912 SF of open work area, two new 10' overhead doors, an employee restroom with shower, an electric water heater, a heated garage, and 5 rear parking spaces. NOTE: If the business is not purchased, all business equipment and trade fixtures will be removed, floor drains will be disconnected and filled with concrete where applicable, and the building will be delivered in vanilla shell condition, ready for your custom build-out.

BUSINESS OPPORTUNITY: The existing auto detailing/car wash business is available separately for \$350,000 with a leaseback of the real estate, allowing a buyer to acquire an established operation and continue at the existing location. The seller is willing to provide training and transition support; existing staff would like to remain, and the sale includes an established book of recurring customers and subscribers. Real estate and business may be purchased together or separately.

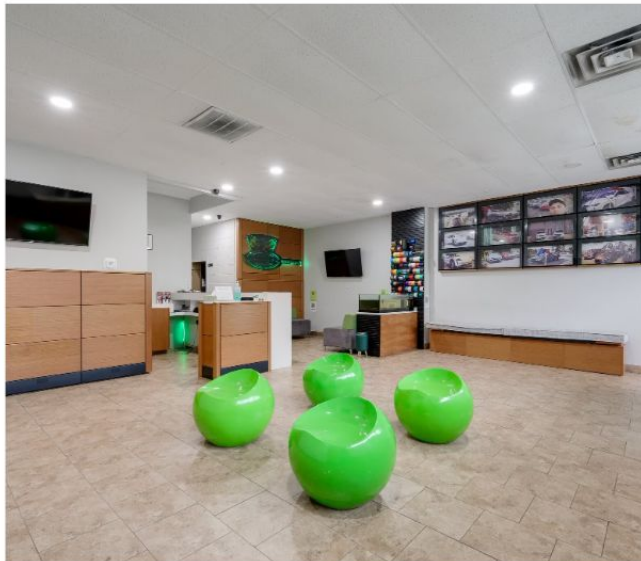


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IMAGE GALLERY



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TRANSPORTATION

CTA SUBWAY		DRIVE	WALK	DISTANCE
CTA	Ashland/63rd (Green Line)	12 min	68 min	3.5 mi
CTA	Kedzie (Orange Line)	16 min	70 min	3.6 mi
CTA	Midway (Orange Line)	17 min	79 min	4.1 mi
CTA	79th (Red Line)	19 min	81 min	4.2 mi
CTA	Pulaski (Orange Line)	18 min	83 min	4.3 mi
METRA COMMUTER RAIL		DRIVE	WALK	DISTANCE
METRA	Wrightwood Station (Metra Southwest Service)	2 min	6 min	0.3 mi
METRA	Ashburn Station (Metra Southwest Service)	4 min	21 min	1.1 mi
METRA	91st St. - Beverly Hills Station (Metra Rock Island)	18 min	62 min	3.2 mi
AIR AIRPORT		DRIVE	WALK	DISTANCE
AIR	Chicago O'Hare International Airport	48 min	-	30.8 mi
AIR	Chicago Midway International Airport	20 min	-	5.2 mi

Data address: 7737 S KEDZIE AVE, CHICAGO, IL, 60652. Sources: CTA/City of Chicago 'L' Stops; official Metra GTFS; Chicago Department of Aviation airport list; U.S. Census Geocoder; Mapbox airport POIs and route estimates (walking/driving, no live traffic). Rail distance is walking-route distance; airport distance is driving-route distance. Metra feed published 07/17/26 02:20:03 AM America/Chicago. Accessed August 6, 2026.

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AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 ACS Population	27,748	269,382	671,004
2024 ACS Household Pop.	27,688	268,225	666,797
Median Age	37.9	36.9	37.5
2024 ACS Households	8,670	91,815	239,660
Owner-Occupied HH Share	80.2%	66.6%	62.8%
Median Household Inc	\$70,900	\$64,700	\$65,300
Avg Household Size	3.19	2.92	2.78
Avg HH Vehicles (est.)	1.92	1.56	1.49
Median Home Value	\$238,400	\$236,500	\$247,600
Median Year Built (est.)	1955	1954	1953

Data address: 7737 S KEDZIE AVE, CHICAGO, IL, 60652. Source: U.S. Census Bureau 2020-2024 ACS 5-year estimates (via Census Reporter) and Census TIGERweb. Approximate circular areas include block groups by Census internal point; medians are derived from published distributions, 5+ vehicles is counted as 5, and margins of error are not shown. Accessed August 10, 2026.

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The logo for Chicago Real Estate Resources (CRER) is located in the top right corner. It consists of the letters "CRER" in a white, sans-serif font, positioned above a short horizontal white line, all contained within an orange square.

ABOUT TUYEN NGUYEN



TUYEN NGUYEN

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WWW.CRER.COM/TEAM/TUYEN-NGUYEN

Tuyen Nguyen is a CCIM-certified commercial real estate broker specializing in retail leasing, retail investments, and the start-up and expansion of nail salons and restaurants. Nail salons are a core niche of her practice, representing some of the largest and most recognized salon brands with significant footprints throughout Chicagoland and expanding into other states.

With firsthand experience in nail salons, restaurants, and childcare, Tuyen brings an operator's perspective and strong construction knowledge, guiding clients from site selection and lease negotiations through buildout and opening as an owner's representative and construction project manager.

Tuyen also advises retail and multifamily investors on acquisitions, asset positioning, and investment strategy. A Chicago North Side native and fluent Vietnamese speaker, Tuyen is a former President of AREAA Greater Chicago (2019–2020) and currently serves as AREAA Chicago Commercial Chair, NICAR Education Committee Co-Chair, and 2027 Vice Chair of CAR CommercialForum. She was recognized as a CAR CommercialForum Top Producer in 2022 and 2025.



ABOUT CRER

CRER is a full-service Chicago commercial real estate firm focused on brokerage, management, and receivership. We combine local market knowledge, creative strategy, and client-centered execution to help owners, investors, landlords, and tenants move each asset forward.

Market Insight

LOCAL INTELLIGENCE

Decades of Chicago market knowledge behind every recommendation.

Client Focus

CUSTOM STRATEGIES

Tailored plans for investment, leasing, and operational goals.

Proven Execution

RESULTS DRIVEN

Disciplined process from underwriting to closing and management.

As a boutique brokerage with deep Chicago roots, CRER represents buyers, sellers, landlords, and tenants across multifamily, retail, land, industrial, and office assets. Our brokers pair neighborhood intelligence with disciplined underwriting and a strategic marketing platform to create clear positioning for every assignment.

From valuation and listing strategy to leasing, negotiations, due diligence, and closing, our team guides clients through each stage of a transaction. We focus on practical advice, responsive communication, and tailored solutions that protect value and help clients make confident real estate decisions.

BROKERAGE

MANAGEMENT

RECEIVERSHIP

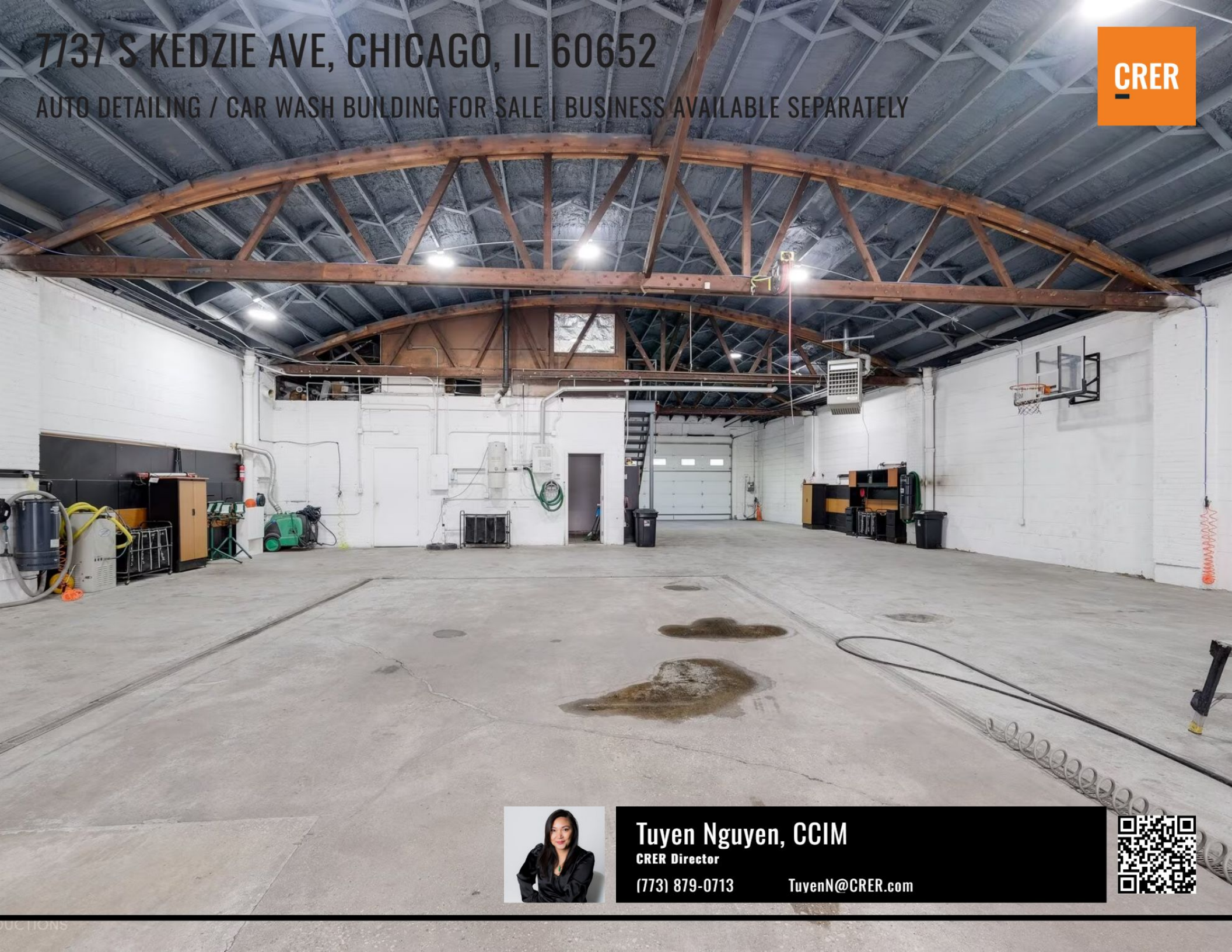
CRER offers a connected platform for commercial real estate clients. Our team supports investment sales, leasing, tenant representation, property management, and receivership services with coordinated execution, detailed market insight, and accountability from strategy through completion.

With more than two decades of continuous growth, CRER brings experience, creativity, and Chicago-focused perspective to every assignment, helping clients pursue stronger outcomes across changing market conditions.

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