

FOR SALE:
9825 West 55th Street
Countryside, IL 60525

P R O P E R T Y H I G H L I G H T S



Solid Investment!
80.7% leased

**Charter Fitness &
Z Tech tenants to
remain.**

**Potential
expansion on rear
grassed .43 acre.**

Size: 19,814 s.f.

Site Size: 84,071 s.f. (1.93 acres) 195.5' x 431'

Parking: 60 cars

Details: Current tenants to remain. Flexible B-3 Service and Wholesale Business District zoning allows for retail, office, some service and mechanical uses. 19,800 daily traffic count on 55th Street (IDOT 2017). Built 1964 with 2006 and 2015 renovations. Masonry block construction, metal frame, exterior insulation and finish system (EIFS). Metal roof joists and deck 2006 modified bitumen roof with remaining 8 year warranty. Three tenant spaces with all utilities metered to each. Fire sprinkler and fire alarm systems. 800 amp 240 volt three phase power. Possible building or parking expansion on 18,573 s.f. rear grass area.

Taxes: 2016 paid in 2017 \$75,099 (\$3.79 s.f.)

Reduced Price: \$2,950,000 (\$148.88 s.f.)

THE POLIVKA GROUP LLC

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