COMMERCIAL REAL ESTATE

OFFERED DIRECTLY BY OWNER

1425 N. FIRST AVENUE

MELROSE PARK / COOK COUNTY / ILLINOIS



PUBLIC ASKING PRICE

$545,000

0.475	20,705	121.33 FT
ACRES • SURVEY	SQ FT • LAND	1ST AVENUE FRONTAGE

Commercial opportunity on First Avenue near the active North Avenue retail corridor, with a masonry building, paved frontage and outdoor improvements. Suitable for owner-user consideration or future reuse subject to approvals.

INQUIRIES

Scott Friesen

708-676-7155 samsbatting@gmail.com

THE PROPERTY

Land, building & improvements

ADDRESS

1425 N. First Avenue, Melrose Park, IL 60160

LOT AREA

20,705 sq. ft. / 0.475 acres (2021 survey)

FRONTAGE

121.33 feet on First Avenue

BUILDING

Approx. 725–750 sq. ft.; single-story masonry (2021 appraisal)

ACCESS

Directly from First Avenue

SITE

Paved parking area and enclosed outdoor recreation area

UTILITIES

Municipal water/sewer; electric and gas (2021 appraisal)

ZONING

2021 appraisal reports “E”; current classification and uses to be verified



STREET-FACING BUILDING



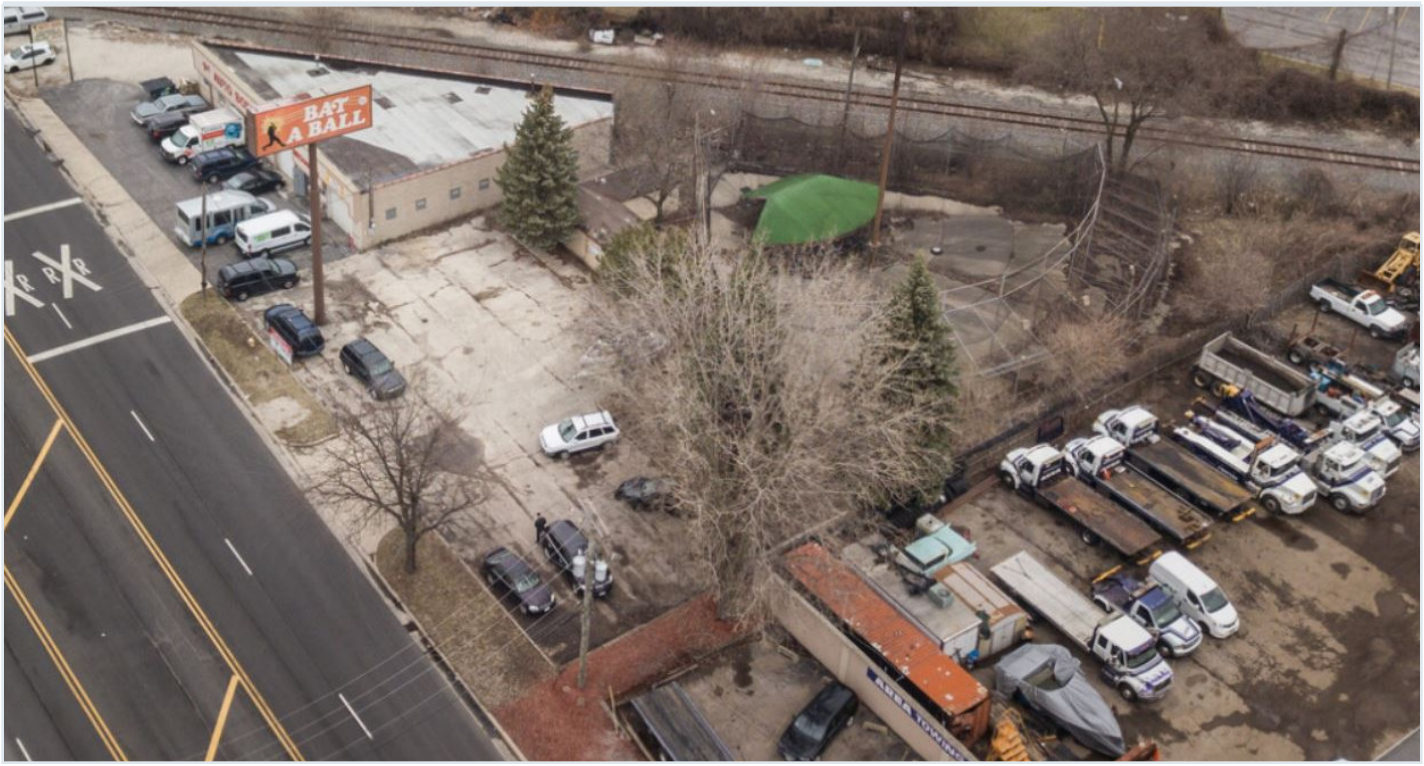
EXISTING SERVICE WINDOW

IMPORTANT • PERSONAL PROPERTY

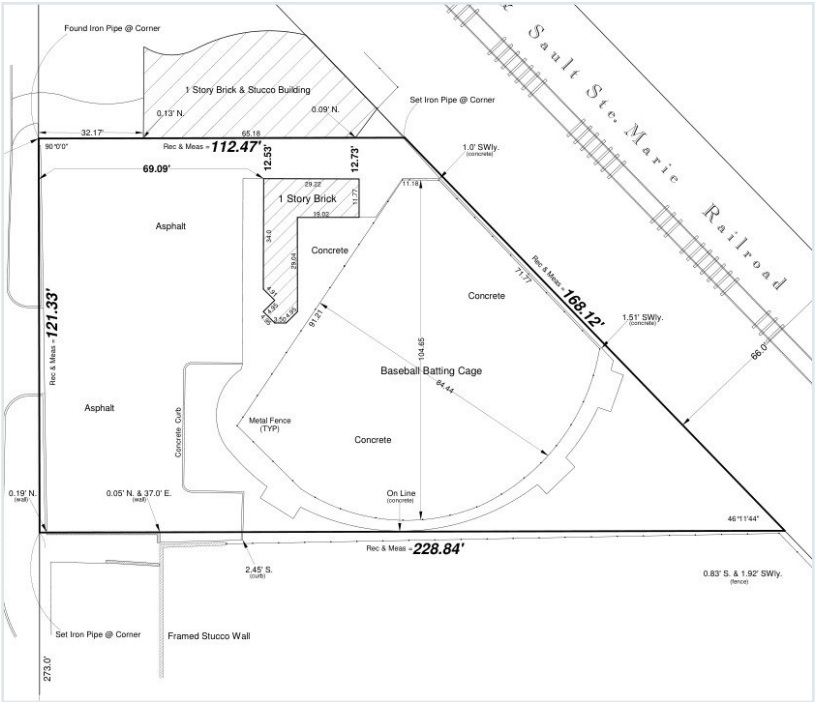
Pitching machines and other nonprofit-owned personal property are not included in the asking price. Inclusion of any individual fixture or improvement is subject to the final purchase agreement.

THE SETTING

Site location & boundaries



HISTORICAL AERIAL VIEW • NEIGHBORING PARCELS SHOWN



2021 SURVEY PLAT (DETAIL)

SITE GEOMETRY

WEST FRONTAGE

121.33 ft

NORTHERN LINE

112.47 ft

SOUTHERN LINE

228.84 ft

The irregularly shaped parcel adjoins the railroad corridor. Refer to the full survey and title documents for precise legal boundaries, easements and restrictions.

COMMERCIAL CORRIDOR

Traffic & reinvestment

Located near the First Avenue and North Avenue (IL-64) intersection, the property has First Avenue frontage and proximity to an active retail redevelopment corridor.

NORTH AVENUE / IL-64

46,800

VEHICLES PER DAY

FIRST AVENUE / IL-171

20,800

VEHICLES PER DAY

Approximate daily volumes quoted in the 2026 commercial offering at 8311 W. North Avenue. These are nearby road-segment figures, not a count of vehicles passing or entering this parcel.

RECENT NORTH AVENUE INVESTMENT

14 ACRES
REDEVELOPED

11 PARCELS
COMMERCIAL SITES

$15M+
DCS CONTRACT VALUE

DCS Midwest reports completion in 2023 of a 14-acre retail and dining redevelopment associated with the former Maywood Park Racetrack. The work included site preparation and upgrades to access drives, turn lanes, traffic signals and utilities along North Avenue and First Avenue.

NEWER NATIONAL & REGIONAL TENANTS

- Raising Cane's
- Chipotle
- Buffalo Wild Wings
- Starbucks
- Goodwill
- Discount Tire
- 7-Eleven
- Panda Express
- Aspen Dental

MARKET INFORMATION SOURCES

2026 8311 W. North Ave property offering | DCS Midwest: Melrose Park/North Ave Corridor



OWNER-MARKETED OPPORTUNITY

SPACE FOR YOUR NEXT VENTURE

EVALUATE THE POSSIBILITIES

An established commercial site that may be suitable for continued recreation use, an owner-occupant or an alternative development proposal. Any future use, alteration or redevelopment is subject to zoning and all required approvals.

PUBLIC ASKING PRICE

$545,000

CONTACT THE OWNER DIRECTLY

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Sale notes: Offered as real estate and seller-owned fixtures only; nonprofit-owned operating equipment and other personal property excluded. Property details use the 2021 appraisal, 2021 survey and seller photographs; corridor sources appear on page 4. Buyers should independently confirm building area, condition, utility capacity, current zoning, permitted uses, property boundaries and all other due-diligence matters. Photographs may show excluded equipment. No guarantee of particular use is made.