

FOR SALE
17,050 sq. ft.

6615 N. Milwaukee Avenue
Niles, IL 60714
Mixed use redevelopment opportunity



PROPERTY SPECIFICATIONS

*For more information,
please contact:*

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IL Managing Broker

773-370-2509
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Building Size(s)	17,050 Sq. Ft. (Part 2-Story, Part 1-Story)
Land Size	200 ft x 125 ft
Zoning	B-2 in Niles, IL
Taxes	\$56,347.00 (Total paid for 2014 realty tax)
Asking Price	\$1,250,000.00

Comments

- Average daily traffic: 24,000 cars
- Heat: Gas steam and hot water
- Electrical: 400 amperes
- Fire protection: Fully sprinkled building
- Zoning: B-2 in Niles Illinois
- Construction: Full masonry
- Parking: Approximately 35 cars, if configured differently, will be more
- Property tax identification numbers: 1031401023000,10314010240000,
10314010250000,10314010260000



*No two points on earth are alike.
Each environment is specific unto itself.*

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Subject property consists of 4 individual buildings situated along 200 feet of frontage on Milwaukee Avenue. The rear property line is contiguous to the Cook County Forest Preserve district and the North Branch of the Chicago river may be viewed from the property.

A 2,210 square foot custom built single family home sits on a 50 x 125 foot lot at the South end of the site. Its has a 2.5 car garage which is connected to a 3,750 foot one story commercial building situated on another 50 x 125 lot of record. This 3,750 foot building is connected to the balance of commercial space being a two story building with 12,000 square feet of total area, divided 50% at grade level and 50% on the second level. Ceilings are approximately 12 foot clear on the first level and slightly less on the second level of this building. All buildings are masonry construction and well built.

Out of the 4 lots of record for the subject properties, it may be possible to sell the single family home and the one story commercial building as one purchase and the two story 12,000 foot building as another purchase. This would depend on a number of factors and is subject to confirmation through owners. The North property line and part of the rear property line are contiguous to a 5 story senior housing facility. New development upon this site may be conducive to more senior housing, medical offices or many other uses. Application for zoning change may be necessary depending on development type. The effort at this time is to sell all 4 parcels and buildings as a package.



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