

# 4242 N. Cicero Avenue

CHICAGO, IL 60641

## For Sale

REDEVELOPMENT OPPORTUNITY



### BUILDING INFORMATION

ASKING PRICE:	\$895,000
BUILDING SIZE:	±4,300 SF
SITE SIZE:	11,250 SF (90 x 125)
ZONING:	B3-1
2022 RE TAXES:	\$17,235

### PROPERTY HIGHLIGHTS

- ▶ Highly visible and highly trafficked location with curb cut on Cicero Avenue
- ▶ Building is in shell condition providing a clean slate opportunity
- ▶ Convenient and easily accessible location
  - Less than ¼ mile from I-90/94
  - 2 blocks from Mayfair Metra station
- ▶ Property is located in a rapidly developing area, just north of six corners intersection of Irving Park, Cicero & Milwaukee
- ▶ Well suited for retail, medical, office or multifamily / mixed use development

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### EXTERIOR PHOTOS



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### INTERIOR PHOTOS



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### SITE PLAN



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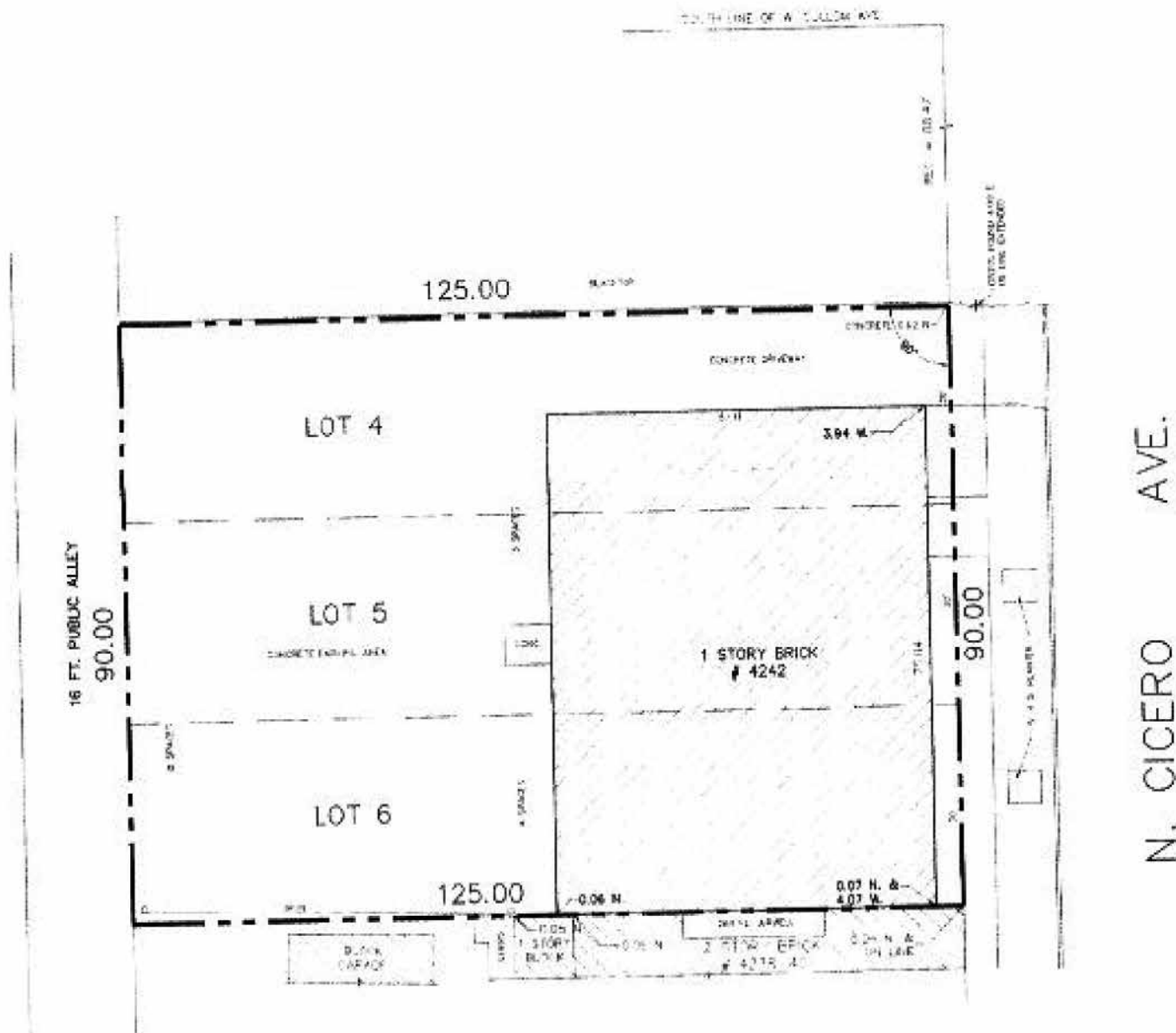
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SURVEY



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