



4401 SOUTH ARCHER AVE

RETAIL/AUTO BODY BUILDING FOR SALE

CHICAGO

PROPERTY DETAILS

OVERVIEW

Located at 4401 S Archer Ave, in Chicago's Brighton Park neighborhood, this property presents an exceptional opportunity for business owners and investors alike. Previously occupied by Rico's Body and Fender Shop, this versatile space offers approximately 3,800 square feet of space, has a fenced and gated lot and 2 OH garage doors to the workshop. The property is currently zoned C2-2, allowing for a variety of commercial uses. Whether you're looking to establish a retail store, restaurant, office space, or any other business venture, this property provides the flexibility to accommodate your unique needs. Contact us today to schedule a viewing and unlock the potential of this remarkable property!

SIZE

- ▶ Building: 3,800 square feet
- ▶ Lot: 6,782 square feet (0.16 acres)

PRICE

- ▶ Subject to offer

PROPERTY HIGHLIGHTS

- ▶ Zoning: C2-2
- ▶ 2021 Taxes: \$8,769.40
- ▶ Built in 1967
- ▶ PIN: 19-02-413-010-0000
- ▶ Parking on-site for approximately 6 cars
- ▶ Two overhead doors
- ▶ Perfect for retail store, restaurant, office space, or any other business venture

AREA HIGHLIGHTS

- ▶ Situated just 10-minutes away from Midway Airport, 6 minutes from the Corwith Intermodal Facility
- ▶ Nearby national retailers and tenant's include Walgreen's, Allstate, Popeye's and Burger King
- ▶ This location has solid traffic counts with 20,903 vehicles passing by daily on South Kedzie Avenue & S Archer Ave N (2022) and 29,322 vehicles per day on S Archer Ave & S St Louis Ave NE (2022).

DEMOGRAPHICS

	1 MI	3 MI
TOTAL HOUSEHOLDS	8,420	76,548
MEDIAN HH INCOME	\$44,804	\$42,560
TOTAL POPULATION	32,633	303,740
DAYTIME EMPLOYEES	7,975	78,710



*No representation or warranty is made to the accuracy herein.
All broker opinions are subject to market conditions.*

PROPERTY PHOTOS



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EXCLUSIVE AGENTS

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