

# MILLENNIUM PROPERTIES R/E

# 2,400 SF Auto-Repair Shop Near Irving Park & Central

5627 W. Irving Park Rd., Chicago, IL

\$272,500



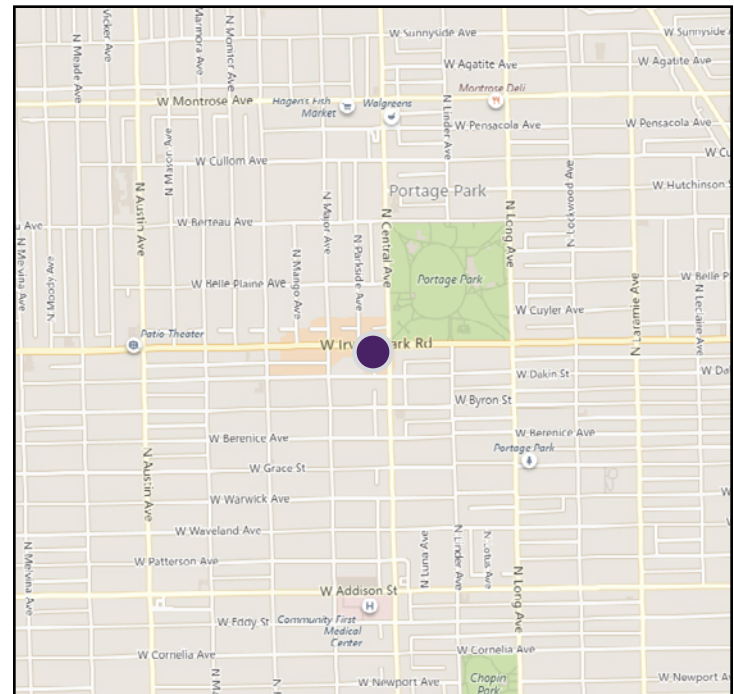
## Property Highlights

- 2,400 SF auto-repair shop
- Built-out small office
- Includes 2 electric lifts
- Drive-thru facility with 2 doors
- 5 car parking lot behind building
- Highly visible with potential for additional signage on east facade
- Part of strong commercial corridor near Central and Irving Park
- Nearby businesses include Dairy Queen, McDonald's, Dollar Tree
- Land Area: 3,075 SF
- Zoning: B3-1
- Part of West Irving TIF district
- Taxes (2017): \$12,120

## Property Overview

A 2,400 square foot auto-repair shop is available for sale near Central and Irving Park. The drive-thru facility features a small office/waiting room area, two drive-in doors and two electric lifts. The property is highly visible, with potential for additional signage on the eastern facade. This property has great potential as an independent shop for someone looking to start or expand their business in the area.

Portage Park is a largely residential neighborhood on the northwest side of Chicago. The area around Central and Irving Park is a strong commercial corridor attracting national brands such as Dairy Queen, McDonald's, Dollar Tree, Xport Fitness and more.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	47,770	370,830	883,700
Households	16,190	123,446	314,606
Median Income	\$64,328	\$56,585	\$59,828
Auto Repair (in 000s)	\$11,891	\$85,468	\$221,776

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### Property Photos



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