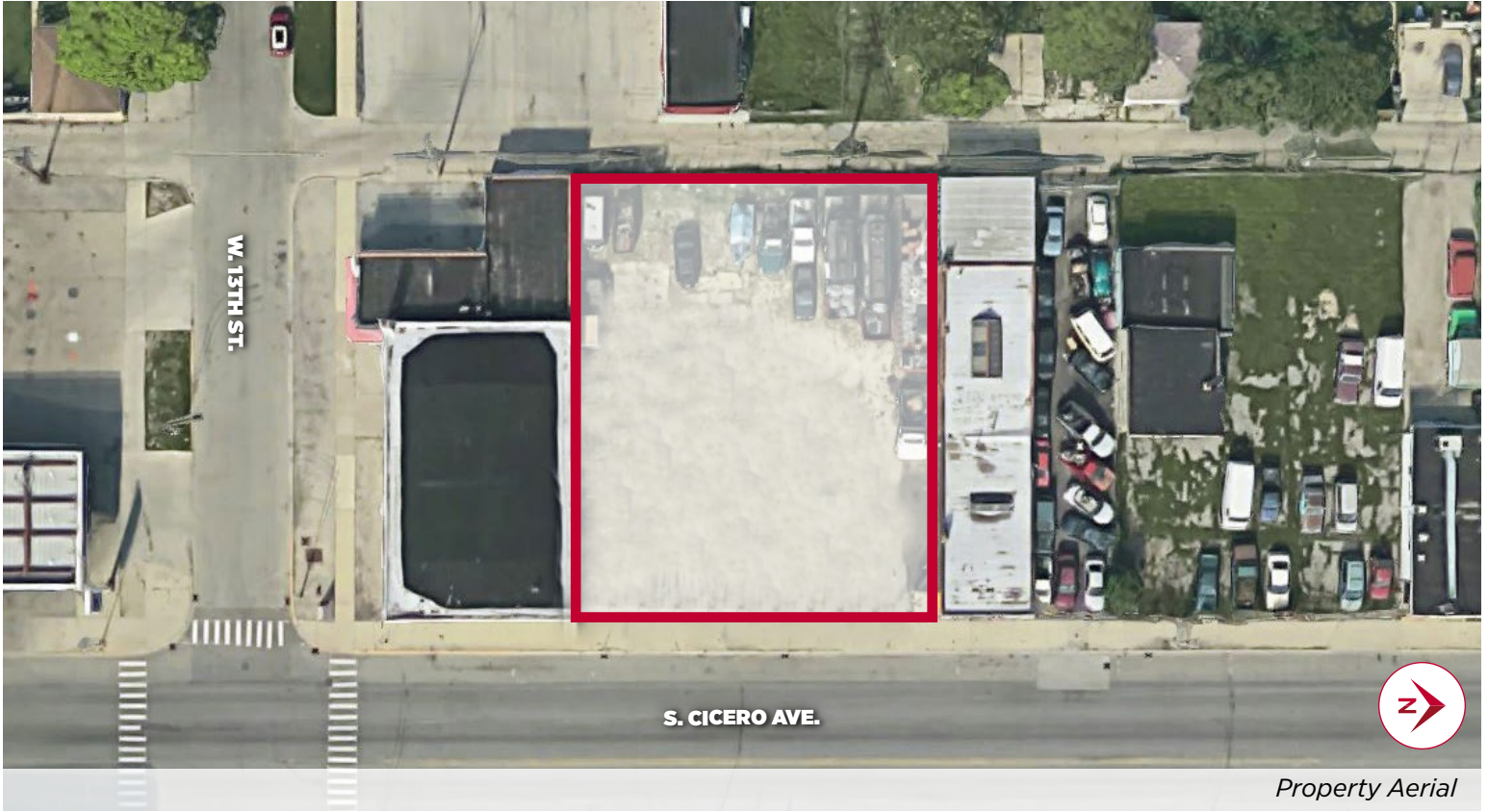


**FOR SALE**

12,201 SF Land Site  
on S. Cicero Avenue

1236-1242 S. Cicero Avenue  
CICERO, IL 60804



Property Aerial

## PROPERTY SPECIFICATIONS

Land Size ± 12,201 SF (0.28 Acres)

Zoning M-1

2017 Taxes \$6,140.92 (\$0.50 PSF)

Sale Price \$180,000

### Comments

- High Visibility Site on Cicero Ave. (30,000 Vehicles per day)
- Fully-improved land site
- Ideal for in-city service, construction, vehicle storage and maintenance companies
- Located 5 miles from downtown Chicago with immediate access to I-290 Eisenhower 4-way interchange at Cicero Ave

For more information,  
please contact:

**BRIAN C. ETTEN**

Vice President

312 781-6499

BEtten@NelsonHill.com

NelsonHill

1111 S. Western Avenue  
Chicago, IL 60612

All information contained herein is  
from sources deemed reliable and is  
submitted subject to errors, omissions  
and to change of price or terms  
without notice.





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**PROPERTY SURVEY**

**KABAL SURVEYING COMPANY**  
*Land Surveying Services*

2411 Hawthorn  
Westchester, Illinois  
(708) 662-  
Fax (708) 662-  
Registration No. 184

**Plat of Survey**

Lots 31, 32, 33 and 34 in Block 1 in Grant Locomotive Works Addition to Chicago, a subdivision in the North half of the Northeast quarter of Section 21, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 1236-42 South Cicero Avenue, Cicero

