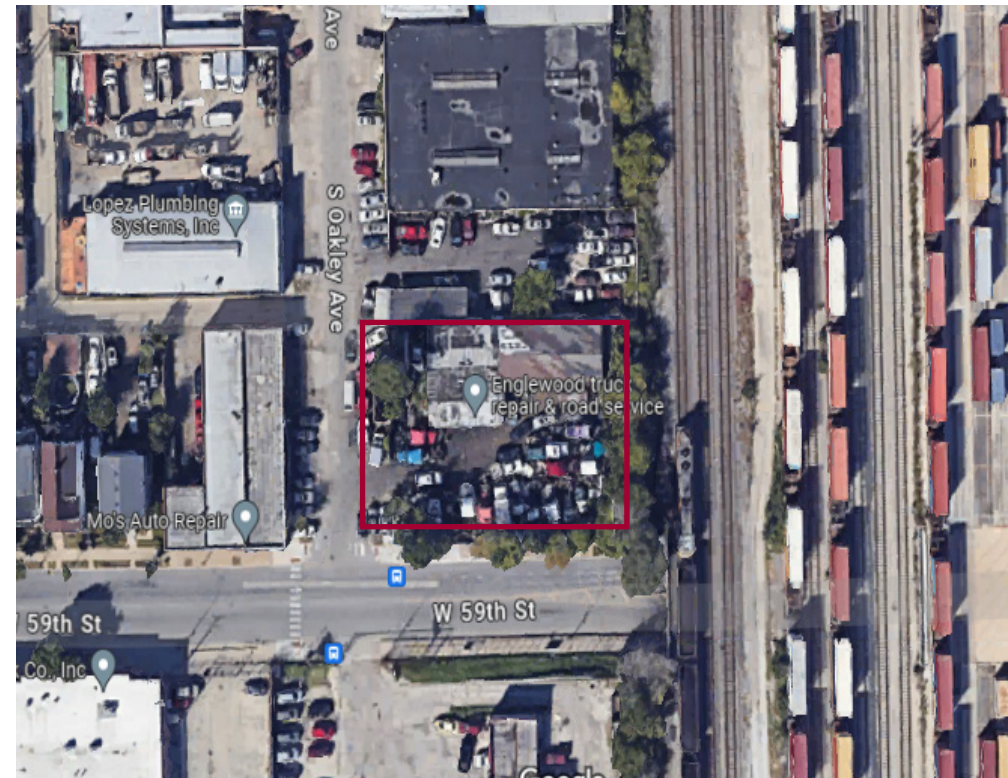


2254 W 59th St., Chicago, IL

Now: \$399,000

Property Highlights

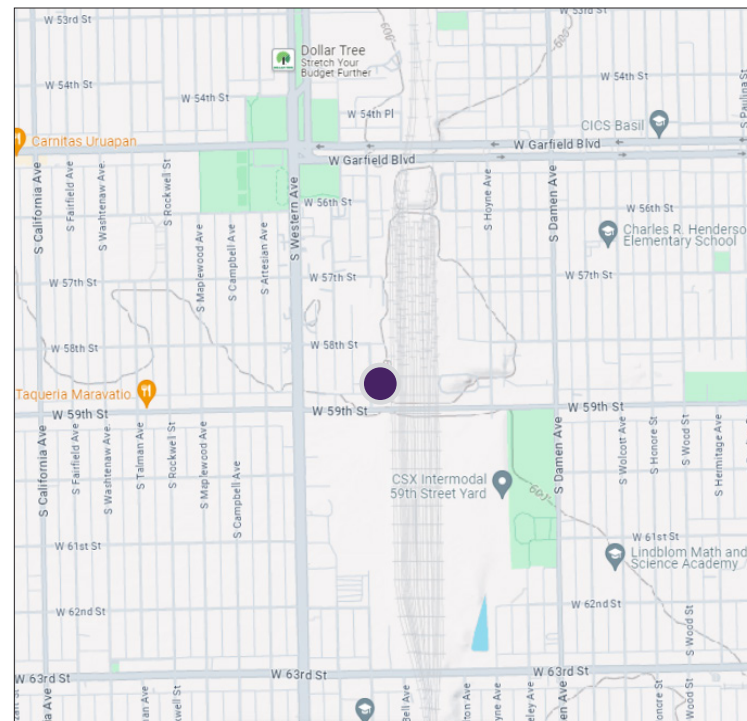
- 2,800 SF commercial garage
 - 6 bays
 - Currently occupied by a diesel truck repair shop
- Property is situated on 6 land lots
- Lots can be developed for many uses
[click here for full list of uses](#)
- Prime corner location on well-trafficked truck route
- Nearby attractions: Target, Pete's Fresh Market, Home Depot, Planet Fitness, Dollar Tree and more
- Land Area: 17,265 SF
- Zoning: M2-2
- Traffic count: 9,735 vehicles daily
- Taxes (2023): \$21,918.07



Property Overview

A 2,800 square foot commercial garage with six bays on 17,265 square feet of land is available for sale. The garage has six bays and is situated on 6 land lots. This corner property is situated in a heavily-trafficked truck route near Western Avenue and is currently occupied by a diesel truck repair shop. The property is zoned M2-2, which would allow for a multitude of uses. Great opportunity for an investor.

The subject property is located less than 12 miles from downtown Chicago and is situated within a strong commercial and mixed-use corridor along Western Avenue with a large number of local businesses. Easy access to public transportation and I-90/94 and close proximity to Midway International Airport.



| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|---------------|----------|----------|----------|
| Population | 42,963 | 318,096 | 799,069 |
| Households | 10,926 | 87,879 | 256,236 |
| Median Income | \$33,443 | \$38,733 | \$43,415 |

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