

769-777 S. Torrence Ave., Calumet City, IL

\$99,900



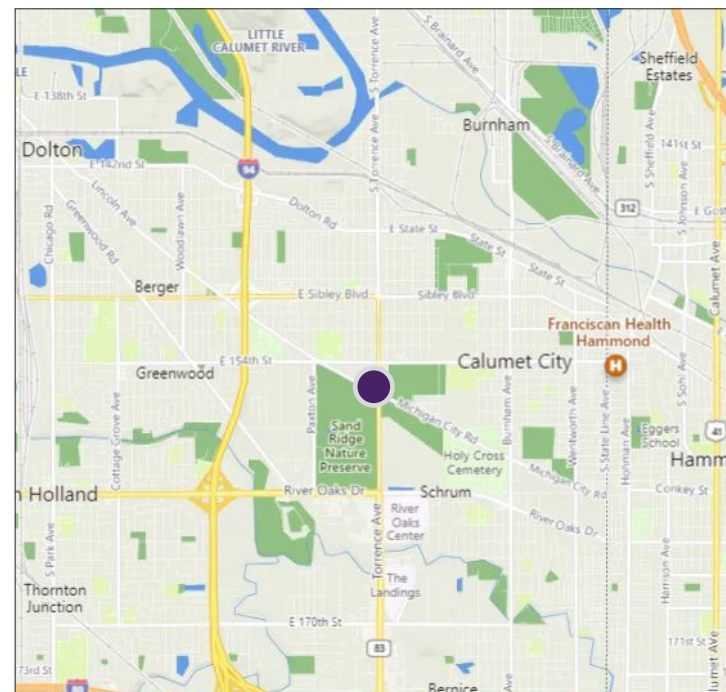
Property Highlights

- 15,130 SF former 12-bay car wash and 4-bay detailing center
 - 8 self-serve bays and 4 automatic bays
 - 2-bay drive-through turbo dryer
 - 20 self-serve vacuum stations
- Prime location on hard, stop-lit corner
- Great potential for user or investor
- Retailers in the area include: CVS, Walgreens, Dunkin' Auto Zone, Pete's Fresh Market and much more
- Land area: 2.25 acres
- Zoning: B - Commercial District
- Taxes (2021): \$108,383 (\$750,000 total back taxes. Property is being sold with no tax prorations)

Property Overview

Located on the stop-lit corner of Torrence and Route 83 in Calumet City, a single-story, 15,130 square foot former car wash and detailing center is available for sale. The property is located on a stop-lit corner with great visibility. This property is on a large lot and benefits from a nearly 30,000 vehicle per day traffic count. Excellent opportunity for a use or investor. Close to public and vehicular transportation.

Torrence Avenue and Route 83 is located within a commercial corridor within a largely residential section of Calumet City. This corridor attracts local and national businesses and has great accessibility to vehicular and public transportation.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	10,838	114,677	235,273
Households	4,109	41,170	83,989
Average Income	\$53,651	\$49,347	\$47,457

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