

# Hard Corner Retail Site with Expansion Potential

**Price  
Reduced  
\$ 575,000**

77th and Kedzie Ave. | Chicago, IL

**\$ 700,000**

## Investment Highlights

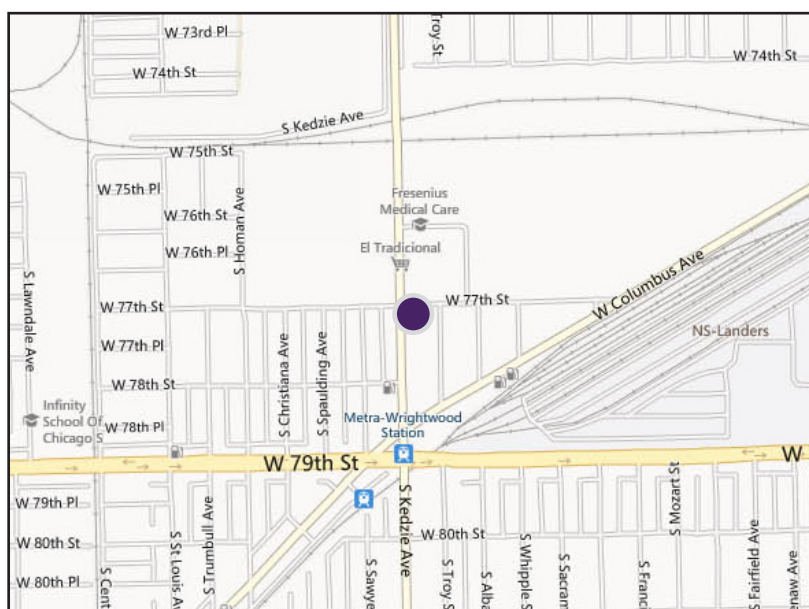
- 9,860 SF multi-tenant retail strip center on a 51,168 SF site
- At stoplit hard corner
- Retail center built in 2006, opportunity to add value through leasing
- Potential to expand center
- Close to Metra station and CTA buses
- Zoning: C1-1 (land) & B1-1 (retail)
- Est. 2014 Taxes: \$20,085 after protest

## Property Highlights

Located at the hard corner of Kedzie and 77th, this property includes a 9,860 square foot retail strip center and an adjacent 34,410 square foot development site. The property offers the opportunity to add value through leasing as well as by potentially developing the site. This property is less than three blocks from the Sarah E. Goode STEM Academy and is a short distance from the Metra station.

## Area Highlights

The Ashburn neighborhood is located on the southwest side of Chicago. The neighborhood is largely residential, with commercial properties clustered along the railroad tracks and several major thoroughfares.



Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained from sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

**Mark J. Reiter**

Vice President

(312) 338 - 5440

[mreiter@mpirealestate.com](mailto:mreiter@mpirealestate.com)

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