

# 6233 W. Cermak Road

*Retail / Flex Building for Sale*



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 For Sale

# Retail / Flex Building

Baum Realty Group, LLC has been exclusively retained to offer for sale 6233 W. Cermak Road ("the Property"), a retail / flex building located in Berwyn, IL, a suburb of Chicago, located less than eight miles from The Loop.

## PROPERTY HIGHLIGHTS

- 🕒 Retail / flex building ideal for an owner-user
- 🕒 Frontage along Cermak Road with exposure to 14,800 VPD
- 🕒 CTA Pink Line (54th / Cermak) & Metra BNSF line (La Vergne) within ~1 mile of the site
- 🕒 Located within 400 feet of the CTA / Pace bus stop at Cermak & Lombard
- 🕒 Potential to add parking by paving unutilized gravel area at the rear of the building
- 🕒 Ample unmetered street parking available on Cermak Road
- 🕒 Finished basement offers additional square footage (not counted in building size)

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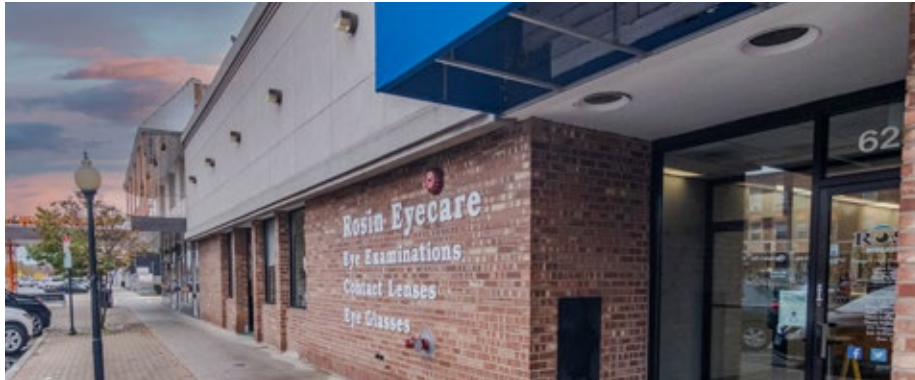
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**BUILDING INFORMATION**

The Property is a ±6,000 SF single story masonry building which is currently being utilized as an eye-ware laboratory and office space.

The space will be delivered vacant and offers a new buyer the opportunity to set up shop in a ready to go lab space or convert it to a retail storefront. The Property also features a “clean room” which will be included with the sale.

The Property includes a laboratory, storage area, two restrooms, and offices. There is also a finished basement which houses additional offices, workspace, and storage.

**LOCATION INFORMATION**

The Property is located on the south side of Cermak Road, just west of Harvey Avenue, in the commercial section of Berwyn, which is approximately 8.5 miles southwest of The Loop, Chicago’s central business district.

The location sits approximately 1.5 miles south of the Eisenhower Expressway (I-290) and approximately 3 miles north of the Stevenson Expressway (I-55).

The location is also easily accessible via public transportation. Two bus routes (CTA #21 Cermak and Pace #322 Cermak) have stops less than 400 feet away from the Property at Cermak & Lombard.

The CTA 54th / Cermak Pink Line ‘L’ station is approximately 1.1 miles west of the property and the Metra LaVergne rail station is approximately 1 mile north.

**PROPERTY DETAILS**

<b>Asking Price:</b>	<b>\$450,000 (\$75 PSF)</b>
Building Size:	±6,000 SF*
Land Size:	±6,750 SF
Lot Size:	±54’ x 125’
Zoning:	C-2, Traditional Mixed-Use District
PINs:	16-29-102-007-0000 & 16-29-102-008-0000
Taxes (2022):	\$38,858
Year Built:	1941
HVAC:	One RTU & Boiler
Loading:	Steel door at the rear of the building off the alley
Elevator:	1,200 lb capacity freight elevator (currently inoperable)
Floor:	Concrete
Foundation:	Concrete
Roof:	Flat
Construction:	Masonry (face brick & concrete panel façade)

\* Finished basement offers additional square footage (not counted in building size)

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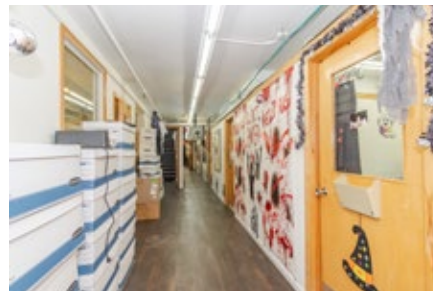
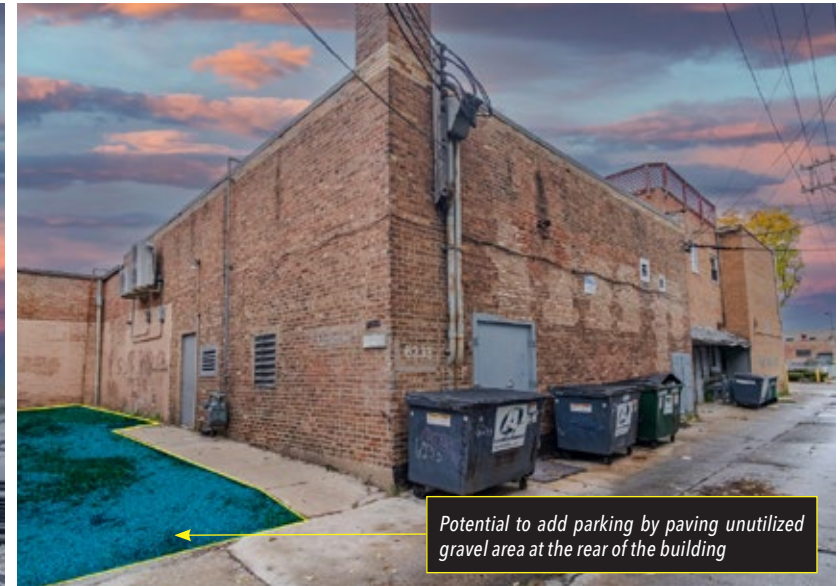
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# Building

# Photos



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Desirable

Suburban Market



**Berwyn**, sometimes called the “City of Homes”, is rapidly becoming a popular commuter’s town. Berwyn is less than eight miles from The Loop, making it an ideal location for those who want the convenience and proximity of the city, but do not want to live within its limits.

### HOUSING

Bungalows with Prairie School details are attracting new residents. Berwyn also has a good selection of English Tudors, frames, ranches and Cape Cods. In 2022, the average sale price of a single family home was \$307,470 and \$119,387 for attached housing.

### SCHOOLS

Elementary school-age children have the choice of attending school in districts 98 and 100. Morton West in district 201 serves area teenagers.

### TRANSPORTATION

The Eisenhower Expressway (I-290) is half a mile north and the Stevenson Expressway (I-55) is one mile south. Drivers may expect a 35-minute trip to the Loop. It takes 10 minutes to reach Midway Airport and 30 minutes to drive to O’Hare. Rail commuters can use the Metra or Burlington systems and reach the Loop in 12 minutes express and 23 minutes local. Bus service is available.



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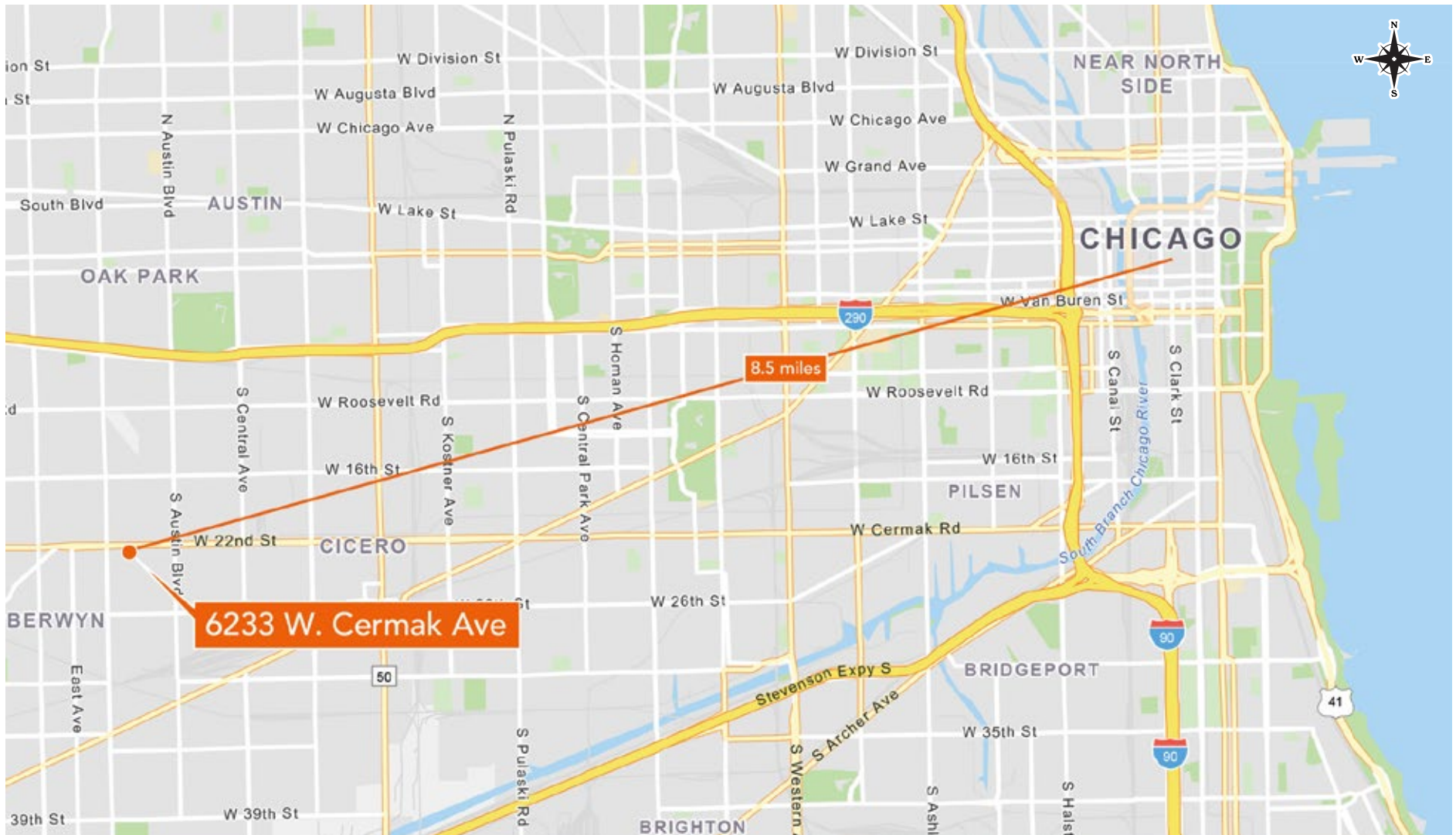
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***6233 W. Cermak Road is located ~8.5 miles southwest of Chicago's CBD.***



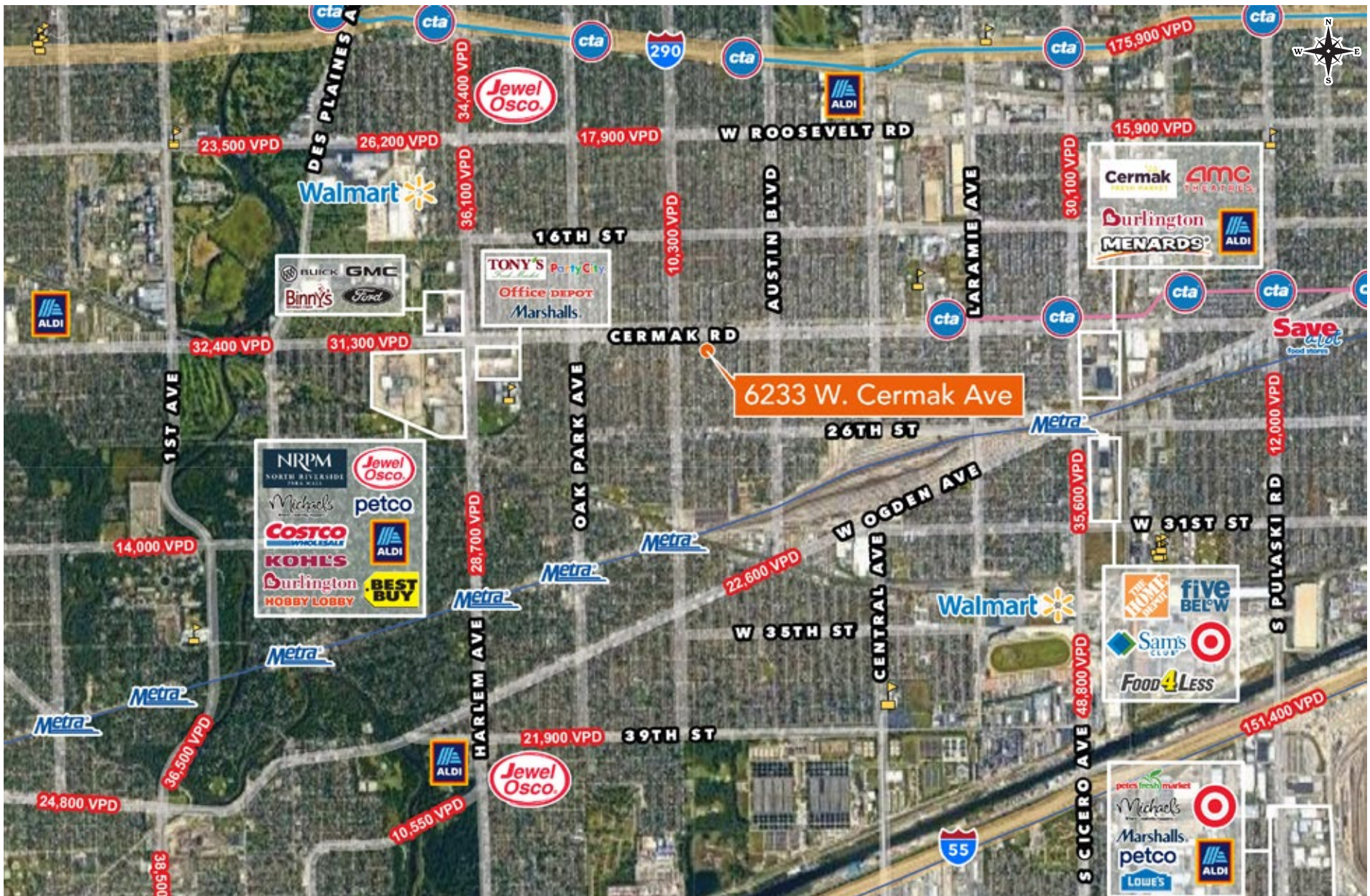
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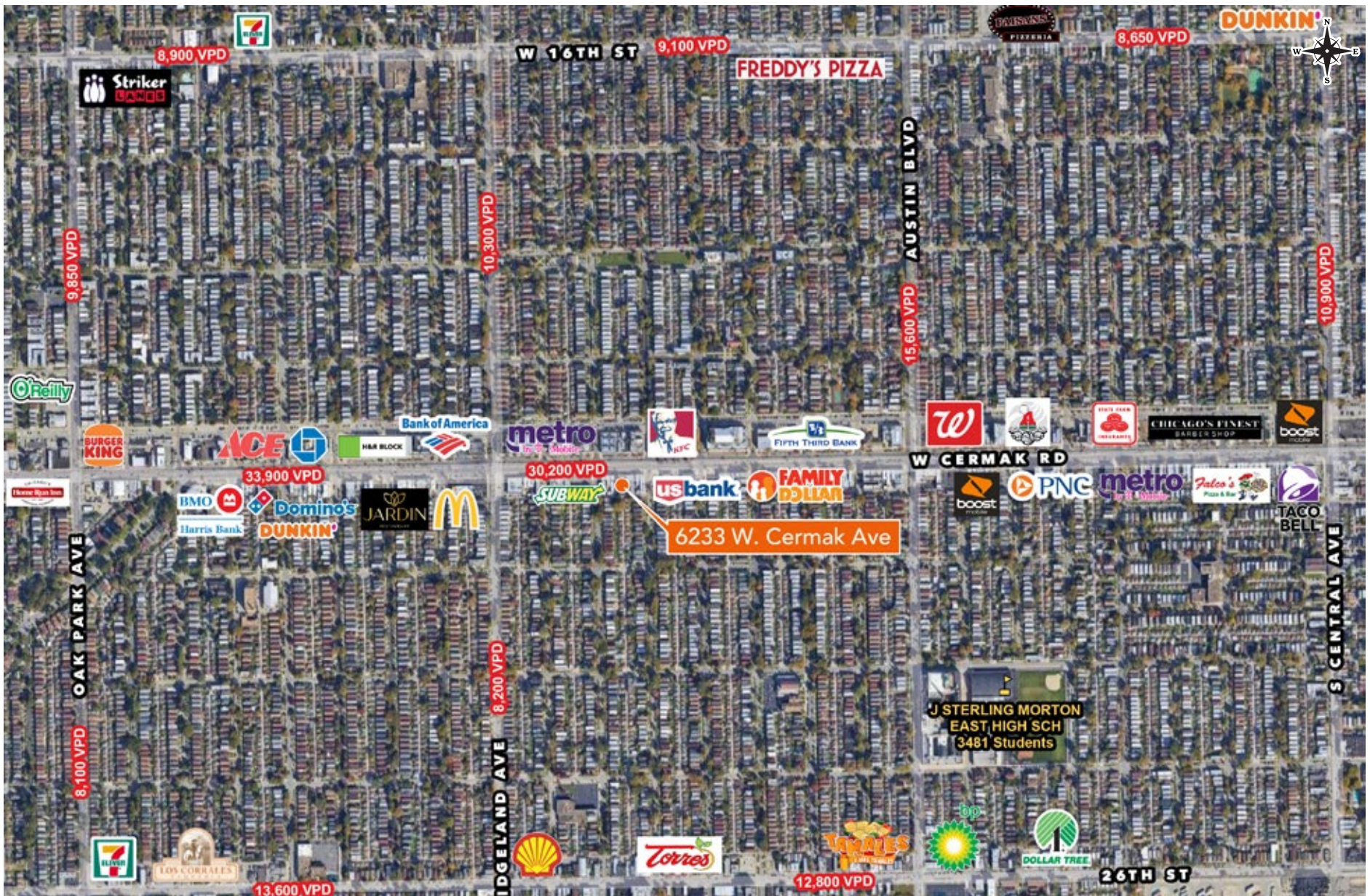
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