

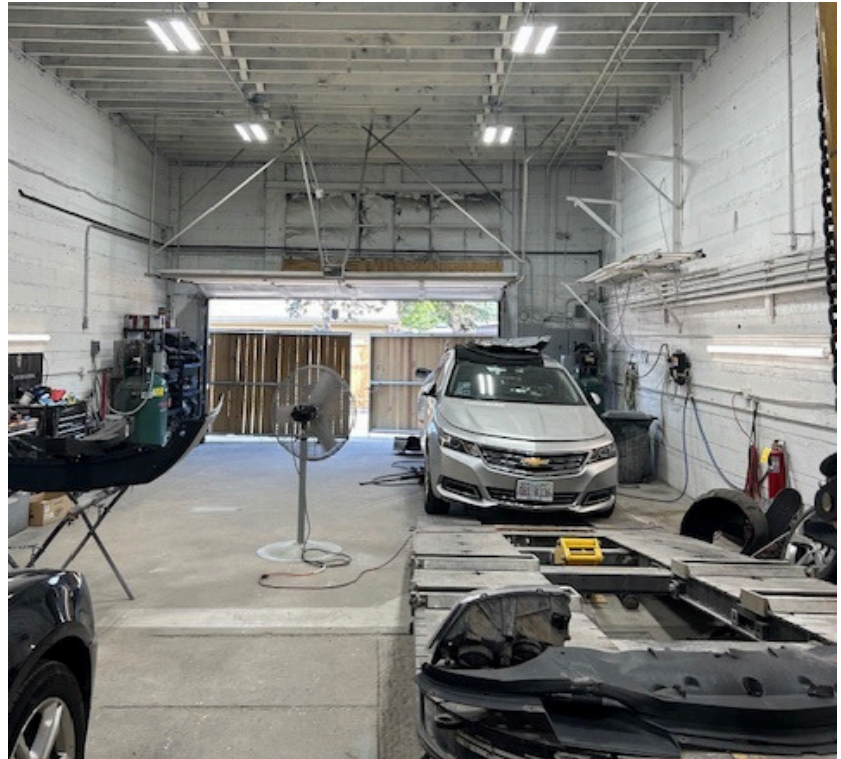
5512 W 79TH ST., BURBANK, IL 60459



FOR SALE

PROPERTY HIGHLIGHTS

- **6,000 SF Office & Shop Space**
- **2 Drive-In Doors - (16' x 7' and 12' x 10')**
- **Full building renovation in 2022; Turn-key ready**
- **New roof, fascia, windows, doors, mechanicals, electric, and parking lot**
- **Rental income from 2nd story apartment**
- **Low RE taxes**
- **Triple catch basins, EPA exhaust fan, foam insulated ceiling**
- **Significant Exposure on 79th St.**



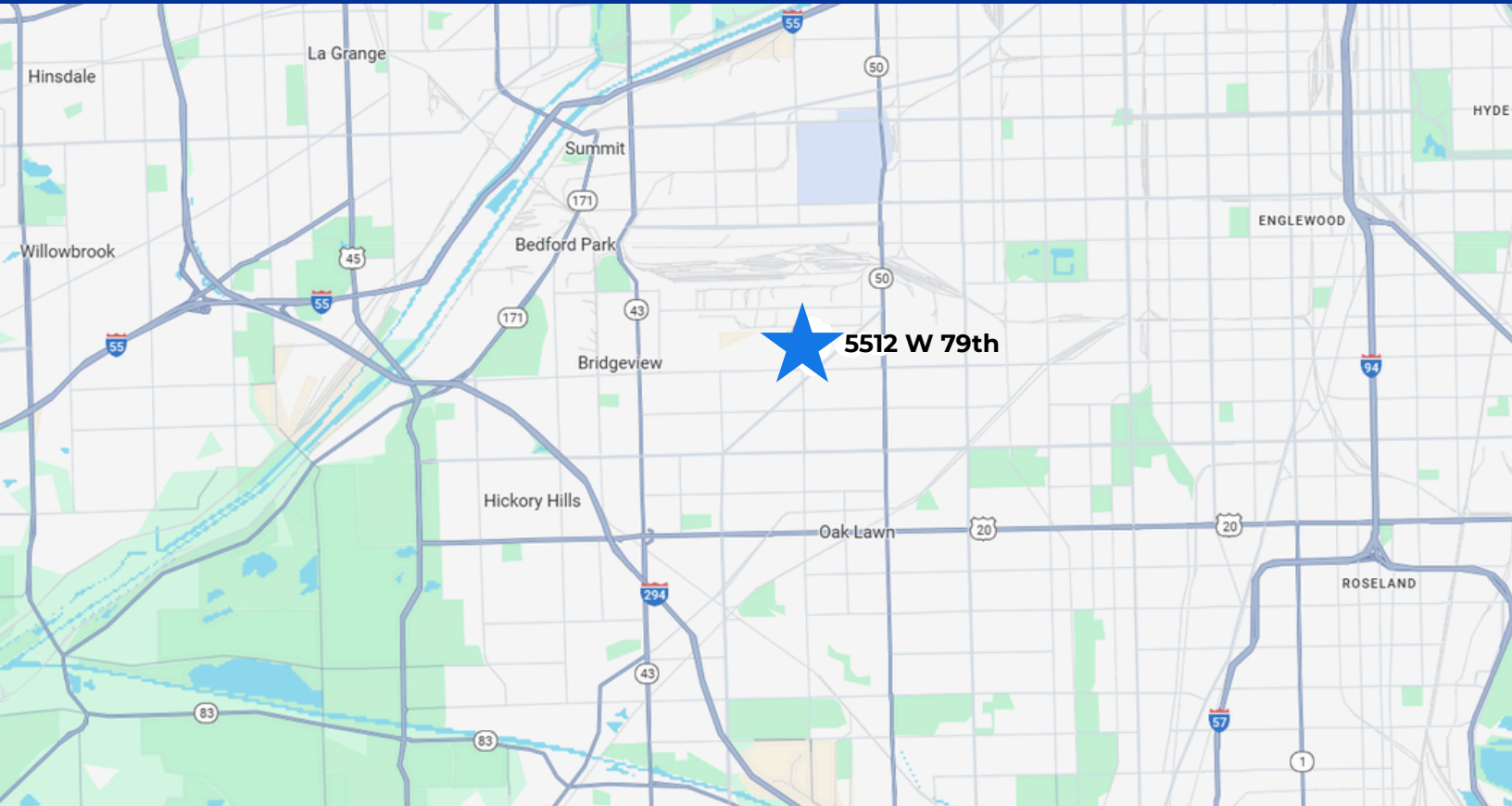
BRIAN ETTEN
VICE PRESIDENT

HCB Realty Partners, Inc. | 2115 Butterfield Rd.
Suite 201 Oakbrook, IL 60523

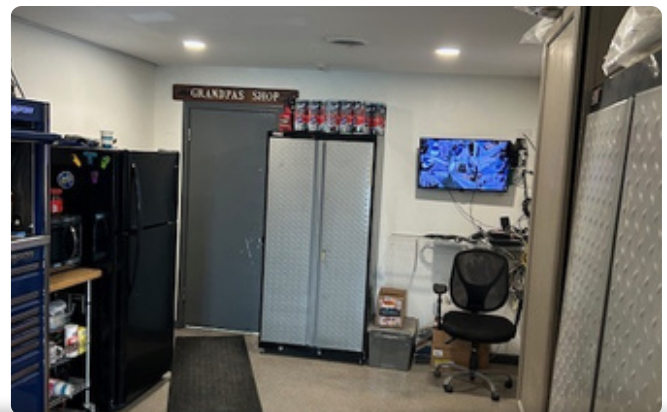
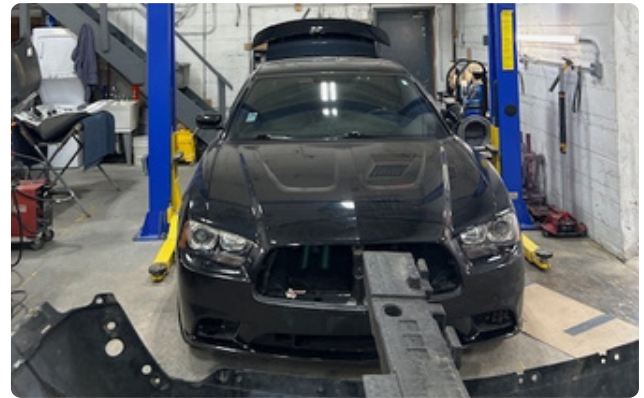
(773)-531-1796 | brian@hcbrealtypartners.com

*No warranty or representation is made by the Listing Agent as to the accuracy of the foregoing information. Therefore it is the Purchaser's/Tenant's responsibility to ascertain its requirements and to determine the specifications listed on this listing form are acceptable to the Purchaser/Tenant. Terms of sale or lease and availability are subject to change or withdrawal without notice.

AERIAL MAP



PROPERTY PICTURES



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