

Offering Summary:

- Previously Valued at \$995,000
- Suggested Opening Bid: \$599,000
- Lot Size: Approx. 21,462 sf Total
- 9600 N. Milwaukee Lot Size: Approx. 12,260 sf
- 9604 N. Milwaukee Lot Size: Approx. 9,202 sf
- Building 1 (9600 N. Milwaukee) Size: Approx. 1,856 sf
- Building 2 (9604 N. Milwaukee) Size: Approx. 1,625 sf
- Prior Uses: Cellular Sales (Building 1); Bar/Restaurant (Building 2)
- Zoning C-2
- Traffic Count Average: Approx. 35,900 VPD
- Multiple Access Points from Golf Road and Milwaukee Avenue
- Approx. 29 Parking Spaces Currently
- PIN 09-11-303-013-0000; 2017 Taxes \$40,886
- PIN 09-11-303-012-0000; 2017 Taxes \$26,591

For Additional Information:

David Makowski



AUCTION

9600-9604 N. Milwaukee Avenue, Niles, IL 60714



Ideal corner location with retail zoning and multiple vehicle entry/access points at the intersection of Golf and Milwaukee in Niles. Traffic count average is approx. 35,900 VPD. The buildings prior uses have been retail and restaurant/bar. Numerous opportunities exist for owner/occupier or for investor to lease out to tenants. This Golf Mill corner is undergoing major revitalization. It is an ideal location for retail with many new nearby retail uses under construction and opening soon.

Pre-auction offers highly encouraged! \$599,000 is the suggested opening bid for the online auction, not an asking price; the reserve price is higher.

Please contact David Makowski at 312-927-2757 or davem@awproperties.com to arrange a showing and/or to discuss details.

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Illinois Auction License #441.002068

PROPERTY SUMMARY

Lot Size: Total Approx. 21,462 SF; Approx. 9,202 SF (9604 N Milwaukee) & 12,260 SF (9600 N Milwaukee)

Building Sizes: Two Buildings with Approx. 1,856 SF (9604 N Milwaukee) & 1,625 SF (9600 N Milwaukee)

2017 Taxes: Approx. \$67,457

PIN #: 09-11-303-013-0000 & 09-11-303-012-0000

Zoning: C-2

Traffic Count: Approx. 35,900 VPD

AUCTION DETAILS

- Online Auction Bidding Starts at 11 AM CST Monday, July 15, 2019 and ends Wednesday, July 17, 2019, 11 AM CST
- Suggested Opening Bid: \$ 599,000
- Buyer's Premium: 6%
- Cooperating Broker's Commission: 2%
- Pre-Auction Bids Highly Encouraged!

9604 N. Milwaukee Avenue, Niles, IL 60714



PROPERTY OVERVIEW:

This former bar/restaurant is currently vacant. It is intact with all fixtures, mechanicals plumbing, bathrooms etc.

LOCATION OVERVIEW:

This property is conveniently located just west of I-294 on the North West corner of Golf Rd and Milwaukee Avenue. It is accessible from 2 curb cut outs, one on Golf Road and the other on Milwaukee Avenue.

Land size approx. 9,202 sf ; PIN 09-11-303-012-0000

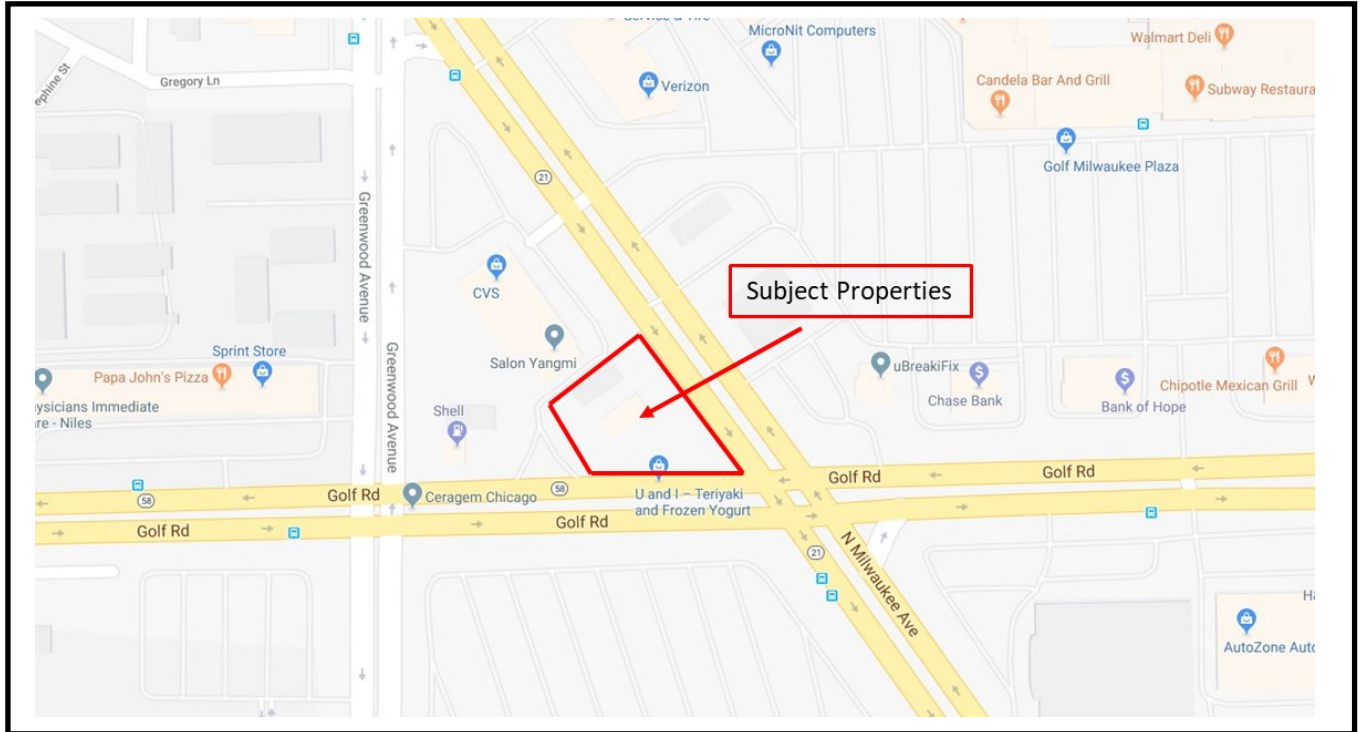
PROPERTY LOCATION



The property is located East of I-294 in Niles, IL. Ideally located on the north West corner of Gold Road and Milwaukee Avenue. The subject property is located on approximately 1/2 acre of land and split into 2 separate PIN numbers with one parcel and a former restaurant located on the North end of the property, facing Milwaukee Avenue. The second parcel is on the south side of the parcel facing both Golf Road and Milwaukee Avenue.

Both buildings and parcels have access from both golf Road and Milwaukee Avenue.

LOCATION MAP



DISCLAIMER

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