

AUCTION

601-625 25th Avenue, Bellwood, IL 60104

Offering Summary:

- New Minimum Bid/
Published Reserve Price:
\$1,700,000 (Reduced from
\$1,900,000)
- Year Built: 2000
- Lot Size: Approx. 2.03
Acres
- Entire Center: Approx.
28,858 SF
- Parking: Approx. 60 Cars;
2.01/1,000
- PIN #s: 15-10-316-042-
1001; 15-10-316-042-1002;
15-10-316-042-1003 (PIN#s
1002/1003 have the 7c tax
incentive; 615-625)
- Zoning: B1(Retail/Office)
- Traffic Counts: 23,800 VPD
(25th Avenue); 12,100 VPD
(Washington Blvd.)



This newly remodeled strip center has 4 retail units consisting of an approximately 15,757 sf, vacant former Save-A-Lot grocery store (unit 625); an approximately 9,373 sf store leased to Beauty Gallery (unit 601); an approximately 1,999 sf store leased to Chicago Trading (unit 617); and an approximately 1,729 sf, vacant retail store adjacent to the former grocery store (unit 615).

Located in Bellwood, Illinois at the corner of 25th Avenue and Washington Blvd. in the Melrose Park Retail Submarket.

For Additional Information:

Diana M. Peterson
President & CEO
Designated Managing Broker



Please contact Diana Peterson at 312-218-6102 or dianap@awproperties.com to arrange a showing and/or to discuss details.

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Diana M. Peterson Illinois R.E. Broker #471.004909
Diana M. Peterson Illinois Auction License #441.002068

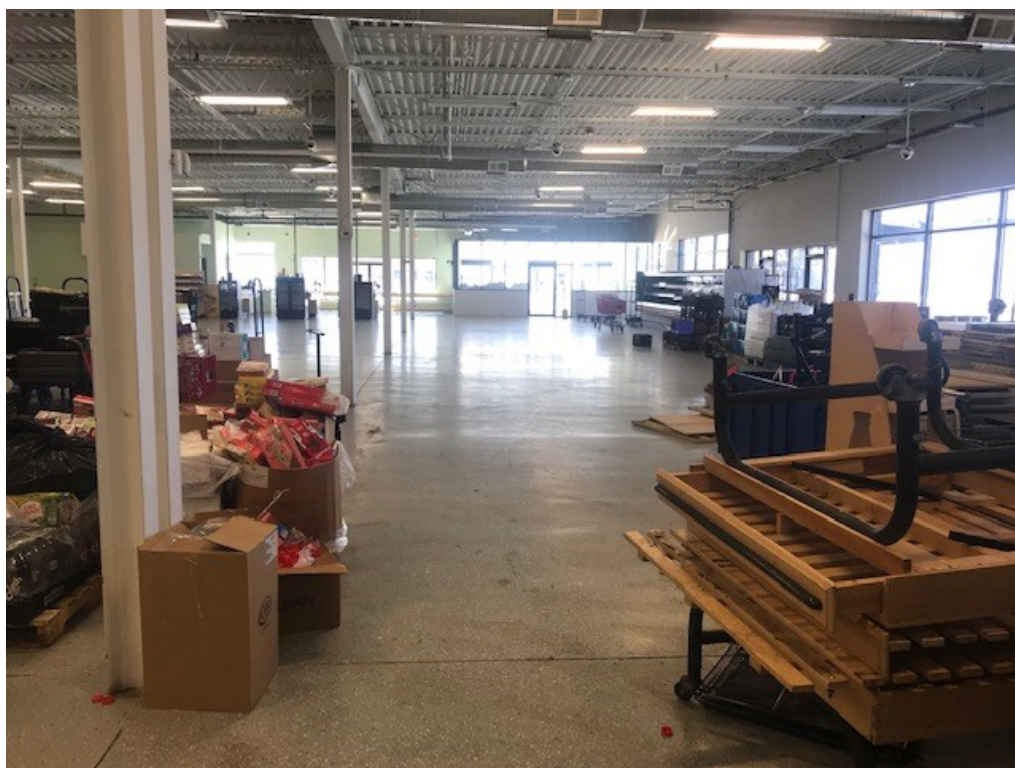
PHOTOS

Vacant Former Save-A-Lot Grocery Store



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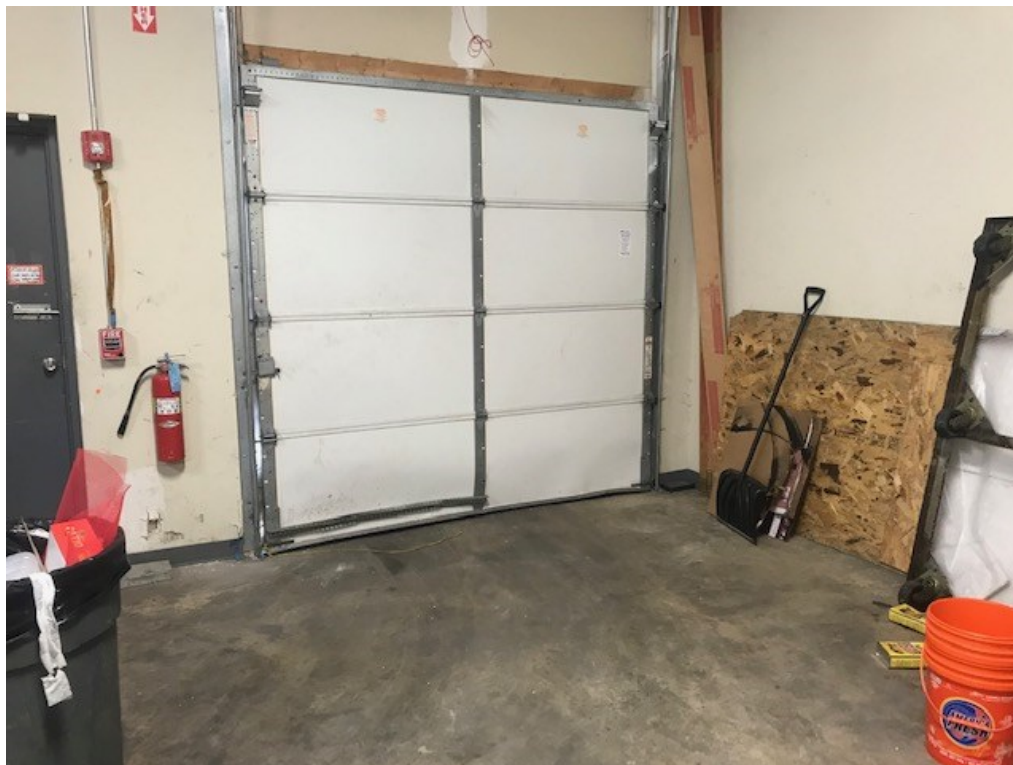
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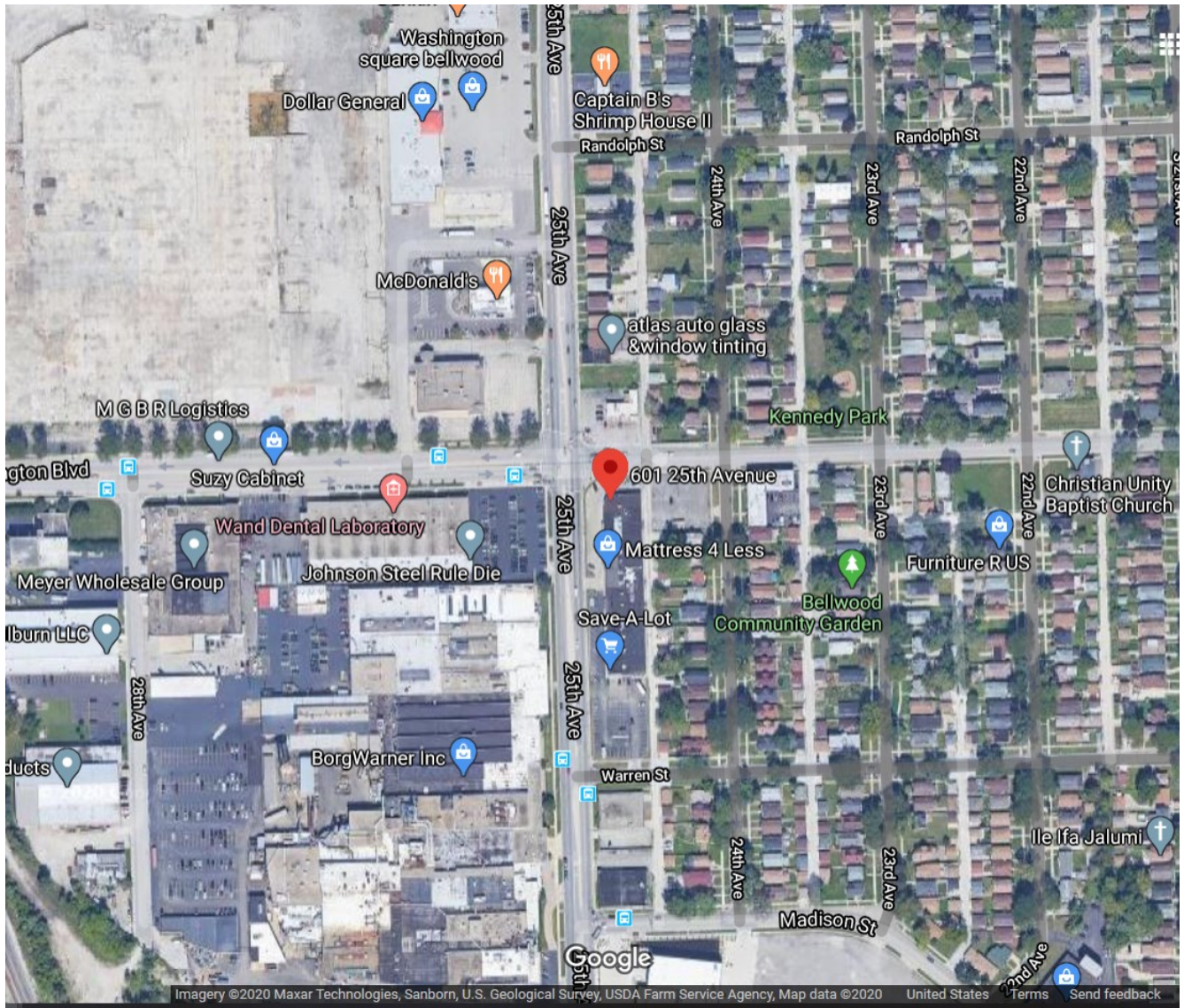
Beauty Gallery (Unit 601) and Chicago Trading (Unit 617)



PHOTOS



AERIAL VIEW



AUCTION DETAILS

- Auction
- New Minimum Bid/Published Reserve Price: \$1,700,000
(Reduced from \$1,900,000)
- Buyer's Premium: 6%
- Cooperating Broker's Commission: 2%
- Pre-Auction Bids Highly Encouraged!

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