

# 8658 CHICAGO ILLINOIS S SACRAMENTO AVE



## PROPERTY DETAILS

8658 S Sacramento, Chicago, IL 60652 is available For Sale or For Lease. The Property offers a user or tenant an efficient floorplate that can be converted to medical in order to service the local hospital population and community.

NRSF	24,561 SF
Site Size	1.25 acres (54,450 SF)
FAR	0.45
Property Type	Single story office building
Year Built	2000
Parking / Ratio	4.64 / 1,000 SF (97 surface spaces)
PIN	19-36-308-010-0000
Property Taxes	2019 - \$165,012.40 (\$6.72/SF) 2018 - \$162,237.38 (\$6.61/SF)

**Asking Rent: \$19.50/SF Net**  
**Asking Price: Subject to Offer**

### FLEXIBILITY

- Building is divisible down to  $\pm 5,000$  SF
- Excellent location for medical, office, or service business

### IDENTITY

- Building signage available
- Over 28,100 vehicles pass the site daily

### INFRASTRUCTURE

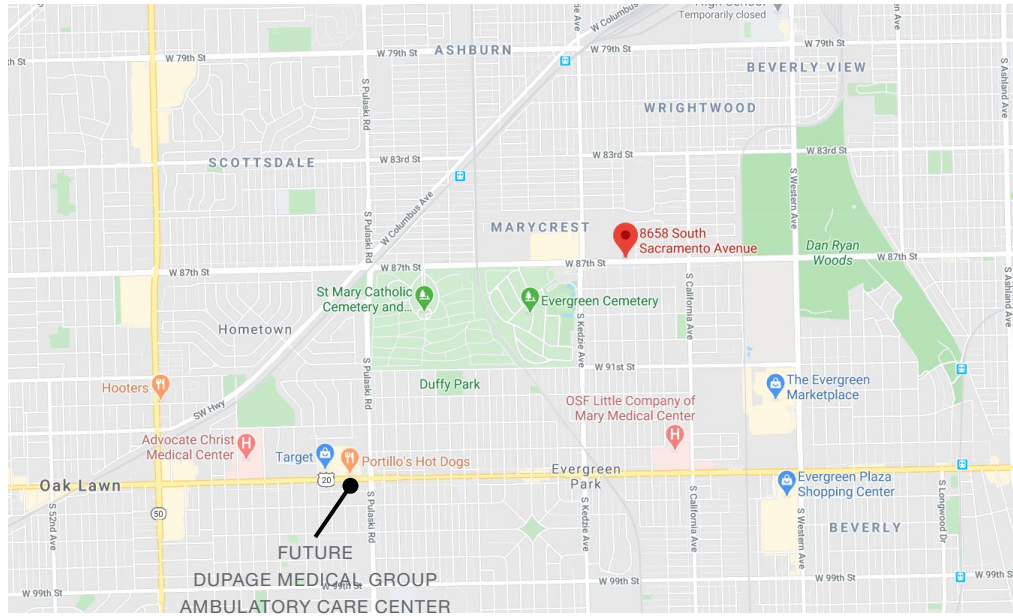
- Ample power
- Fiber optics
- Multiple dedicated entrances helps maintain social distance among tenants and visitors

### TRANSPORTATION

- PACE Bus Stop at 87th St & Kedzie Avenue
- Two secured parking lots

## Southwest Chicago


Located at the western edge of Chicago, 8658 S Sacramento Avenue is 2.6 miles from Advocate Christ Medical Center and 1.4 miles from OSF Little Company of Mary Medical Center. The Property's Chicago address takes advantage of significantly lower property taxes than its neighbors in nearby Oak Lawn, Evergreen Park, and Marionette Park.



  
TOTAL BUSINESSES  
**14,925**

  
ESTIMATED POPULATION  
**647,243**

  
MEDIAN HOUSEHOLD INCOME  
**\$49,051**

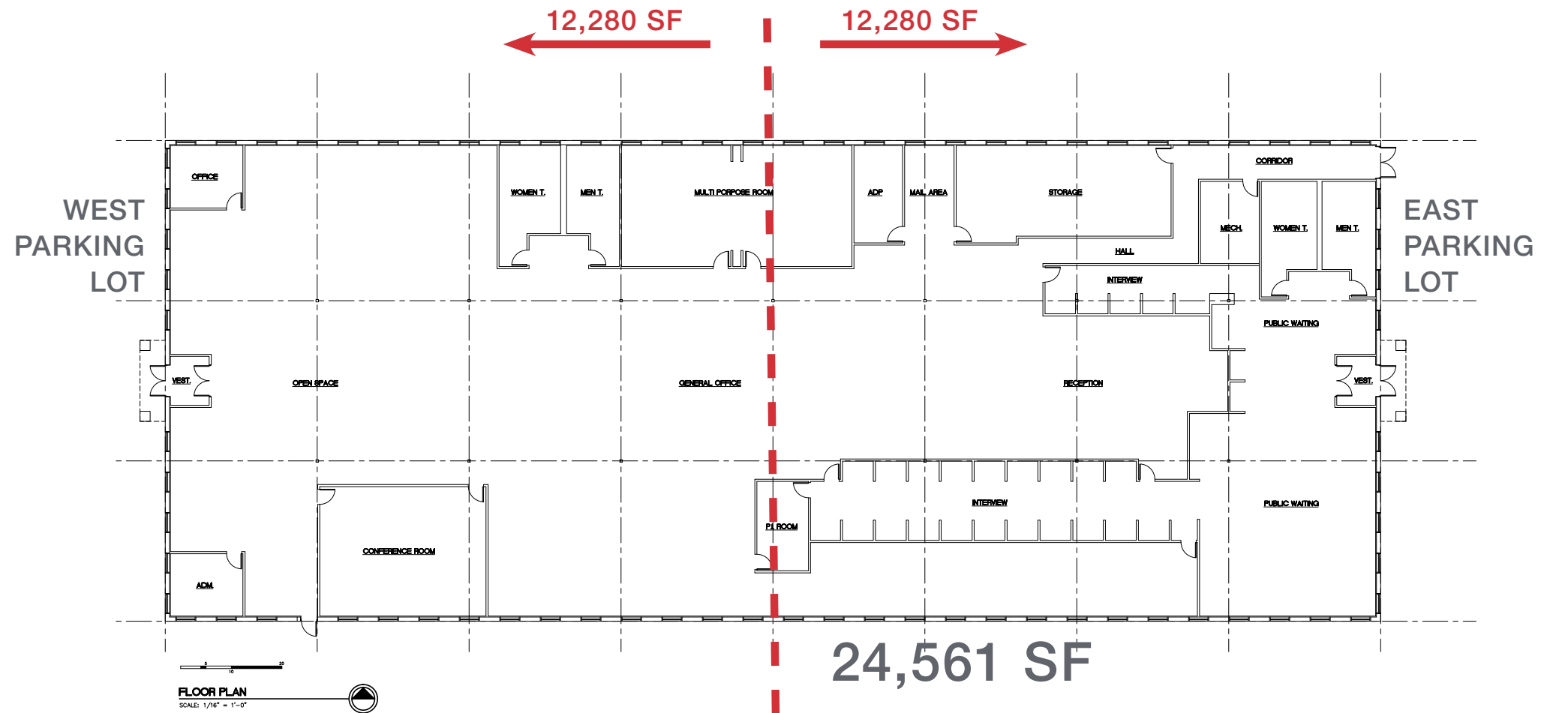
  
ESTIMATED DAYTIME POPULATION  
**152,016**

DEMOGRAPHICS  
5 MILE RADIUS

**SINGLE STORY BUILDING**

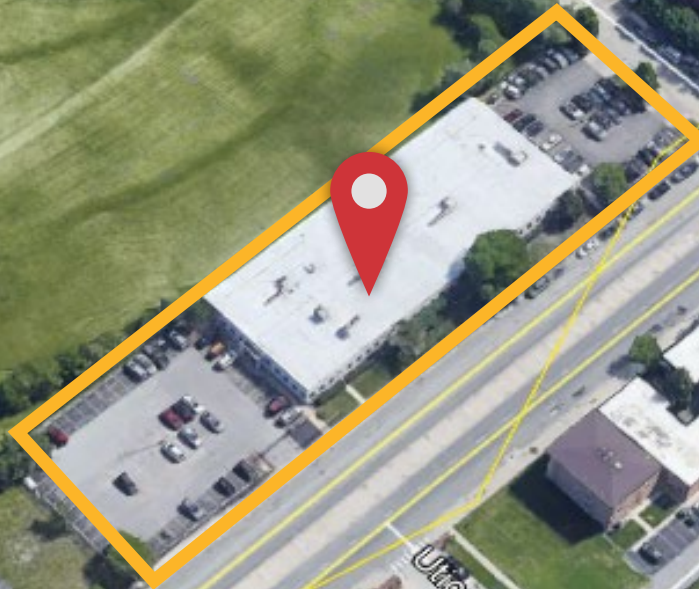
OFFICE SPACE  
**24,561 RSF**

LAND  
**1.25 Acres**



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