

# FOR SALE

## Approx. 4,000 S.F. Industrial Building 8726 W. 47th Street, Lyons, IL

**SALE PRICE: \$295,000**

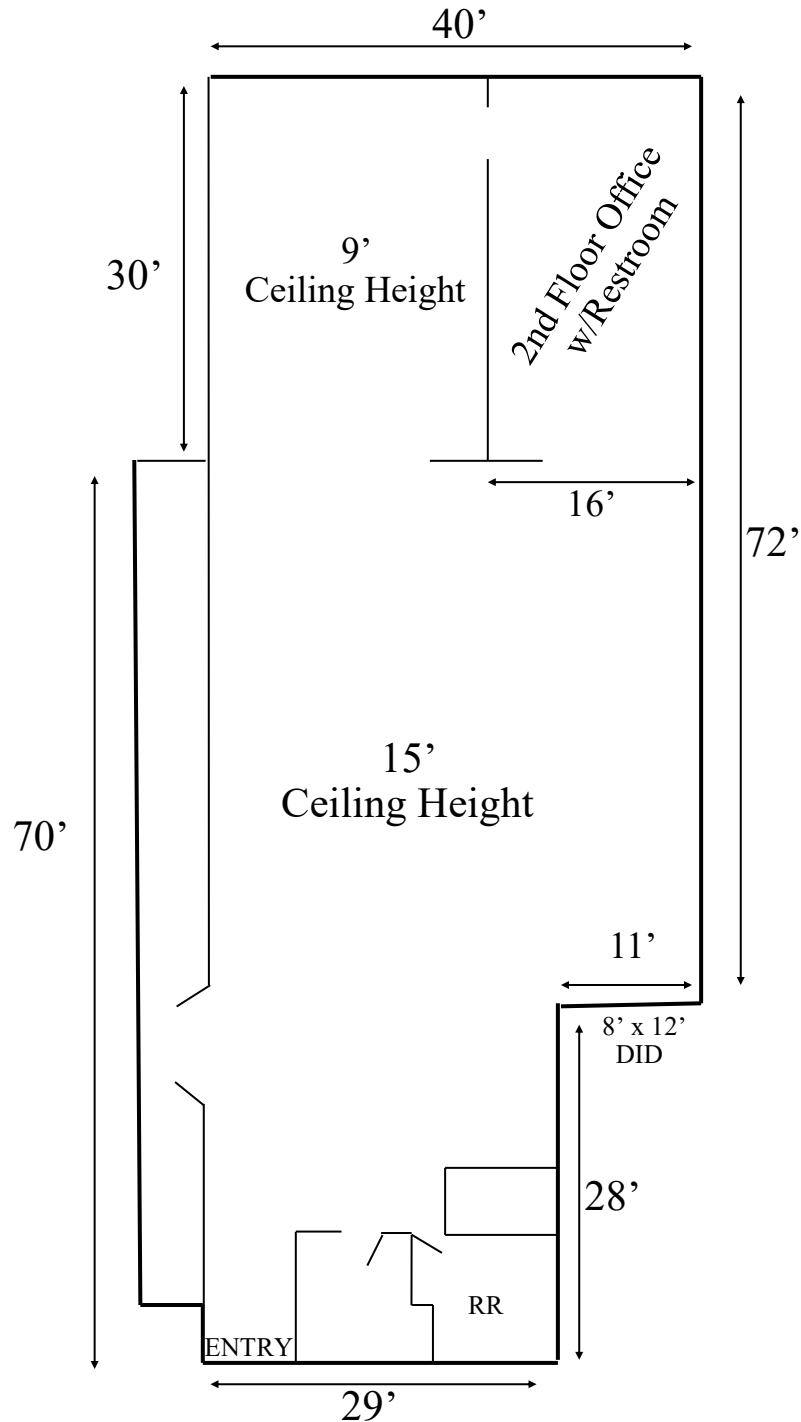
- Approx. 580 s.f. office space
- Central HVAC - office
- 15' ceiling height
- I-1 Industrial zoning
- Drive-in door (8' x 12')
- Shop exhaust fan
- 200 AMP, three phase electric
- Skylights
- Mezzanine storage
- Gas hot water heat in shop
- 1950s masonry construction
- Immediate I-55 access @ 1st Ave.
- Lot size 50' x 125'
- 2017 real estate taxes - \$2,735.97  
PIN #18-02-309-041  
(Based upon vacancy)



*Exclusively Offered by:*  
**Daniel Chopp**  
**(708) 387-2640**  
**[dan@choppcommercial.com](mailto:dan@choppcommercial.com)**

All information herein is from sources deemed reliable but not guaranteed accurate.  
Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.

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