

RETAIL/OFFICE FOR SALE

3831 147TH ST MIDLOTHIAN,
IL 60445



MoHall Commercial
& Urban Development



(312) 826-9925



Moses@MoHallCommercialUD.com



**350 N Orleans St #9000n,
Chicago, IL 60654**

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PROPERTY DESCRIPTION



MoHall Commercial proudly presents an exceptional development opportunity at 3831 147th St, Midlothian, IL 60445. This prime commercial parcel, nestled in the heart of Midlothian's burgeoning business district, offers a promising canvas for the visionary developer. With a strategic position just steps from the Metra station, this site is a hub of connectivity, making it an ideal locale for a transit-oriented development that taps into the pulse of urban growth and convenience.

Encompassing a generous 6,250 square foot building on a large, adaptable lot, this property boasts significant street frontage on the vibrant 147th St, near Pulaski Road, inviting high visibility with an impressive traffic count of over 20,539 vehicles per day.

Imagining beyond the immediate, the property invites an adaptive re-use or a grand-scale rebuild that could encompass multi-use configurations — think sleek office spaces, innovative service centers, or even artisanal marketplaces that cater to the growing demand for local and accessible business districts.

Adding to the allure, this property is situated within Midlothian's Downtown TIF District and the Cal-Sag Enterprise Zone, opening doors to substantial incentives for redevelopment.

As Midlothian flourishes, capitalize on the opportunity to shape its landscape. Envision crafting a development that not only meets the current market demands but also serves as a cornerstone for the community's future. Whether you're looking to ignite the area with a new retail haven or establish a professional office enclave, 3831 147th St stands as a beacon of potential.

PROPERTY OVERVIEW

Sale Price: \$150,000

Address: 3831 147th St, Midlothian, IL 60445

Property Type: Commercial
(Retail/Office)

Building Size: 6,250 sq. ft.

Daily Traffic: Approximately 20,539 vehicles per day

Street Frontage: 158 ft. on 147th St

Zoning: B-2

PIN: 28-11-302-020-0000 & 28-11-302-023-0000



PROPERTY INFORMATION



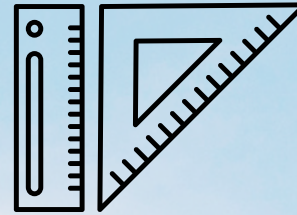
PROPERTY ADDRESS

3831 147th St,
Midlothian, IL 60445



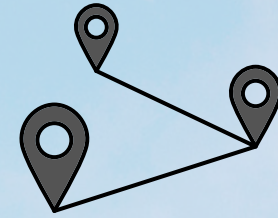
YEAR BUILT

1927



LOT SIZE

6,250 sqft



ZONING

B-2



PROPERTY TYPE

Retail / Office



TAX EXEMPT OWNERSHIP

The property is tax exempt and proudly owned by the South Suburban Land Bank Authority, offering potential buyers unique advantages.

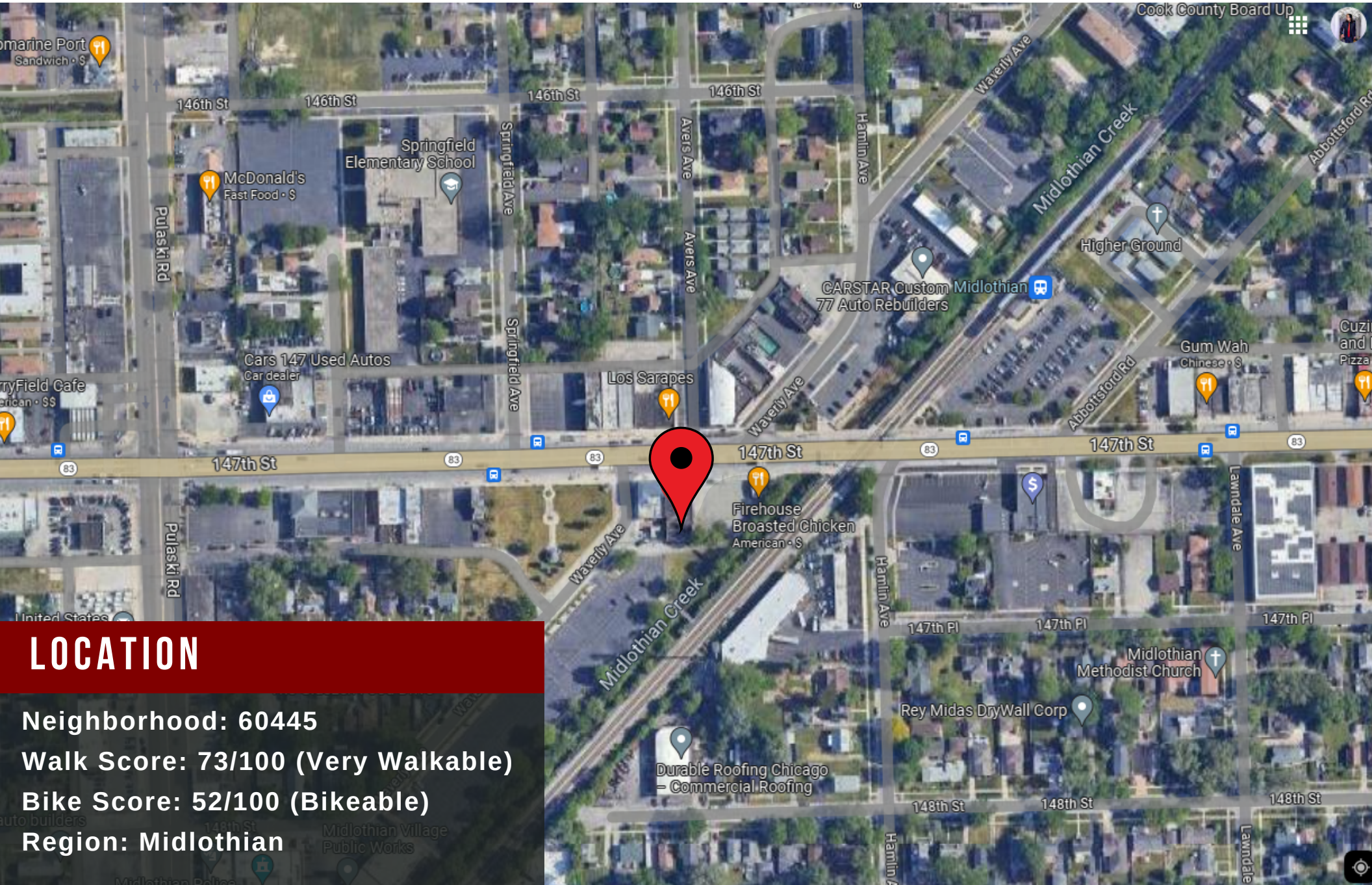


CONNECTIVITY Near the Metra station

3831 147TH ST MIDLOTHIAN INVESTMENT OPPORTUNITY



MoHall Commercial
& Urban Development



LOCATION

Neighborhood: 60445

Walk Score: 73/100 (Very Walkable)

Bike Score: 52/100 (Bikeable)

Region: Midlothian

DEMOGRAPHICS



Area Statistics

	Zip	City	County	National
Population	26,258	14,809	5.24M	321.00M
Population Density	3,796	5,253	5,543	90
People per Household	2.4	2.7	2.6	2.6
Median Age	42.3	38.7	36.4	37.8
Median Household Income	\$58,036	\$61,494	\$59,426	\$57,652
Average Income	\$27,440	\$26,506	\$33,722	\$31,177



CAL SAG ENTERPRISE ZONE SPURS GROWTH IN THE SOUTHERN SUBURBS



ALL PROJECTS MUST COMPLETE & SUBMIT AN APPLICATION TO THE CAL SAG ENTERPRISE ZONE OFFICE BEFORE ORDERING MATERIALS, RECEIVING PERMITS, OR START OF CONSTRUCTION IN ORDER TO RECEIVE FULL BENEFITS.

ZONE OFFICE WILL ISSUE BUILDING MATERIAL EXEMPTION CERTIFICATES, NOTIFY LOCAL BUILDING DEPARTMENT OF THE PROJECT AND NOTIFY COOK COUNTY OF ENTITLED REAL ESTATE ABATEMENTS.

**ZONE ADMINISTRATION FEE .5%
OF BUILDING MATERIAL COST
MAXIMUM \$50,000 FEE**

www.calsagezone.org

Since the Zone began in 2016 businesses have invested \$227,843,000 in construction, remodeling, and rehabilitation. 2,202 jobs were retained in the Zone and 2,304 new jobs were created. Several of these projects turned long-vacant areas into vibrant thriving business centers. These investments bring new property tax revenues to the Zone towns, and new sales tax to their home communities.

Businesses in designated areas of Alsip, Blue Island, Calumet Park, Country Club Hills, Dixmoor, East Hazel Crest, Harvey, Hazel Crest, Homewood, Markham, Merrionette Park, Midlothian, Oak Forest, Phoenix, Robbins, Worth and parts of unincorporated Cook County who build new facilities or rehab /remodel their current locations, can receive sales tax abatement on building materials, discounts on local permits, and in some cases real estate tax savings.

For information on how to apply for Zone benefits contact the Zone Office @ 708-653-3122, calsagezone@aol.com or visit www.calsagezone.org.

SUMMARY OF ENTERPRISE ZONE BENEFITS

- ◆ INCENTIVES ARE BOUNDARY SPECIFIC
- ◆ NO CASE BY CASE APPROVAL
- ◆ NO CALLBACK OF INCENTIVES
- ◆ NO MINIMUM INVESTMENT
- ◆ SUBSTANTIAL SAVINGS ON YOUR PROJECT IN THE ZONE
- ◆ PROPERTY CLASSES
COMMERCIAL - INDUSTRIAL
12 OR MORE RESIDENTIAL UNITS
UNDER ONE OWNERSHIP



**calsagezone@aol.com
www.calsagezone.org
708-653-3122**

**ALSIP
BLUE ISLAND
CALUMET PARK
COOK COUNTY
COUNTRY CLUB HILLS
DIXMOOR
EAST HAZEL CREST
HARVEY
HAZEL CREST
HOMEWOOD
MARKHAM
MERRIONETTE PARK
MIDLOTHIAN
OAK FOREST
PHOENIX
ROBBINS
WORTH**



The Cal Sag Enterprise Zone
was created to stimulate
development in the Chicago
Southland Region

ZONE INCENTIVES

Alsip	www.villageofalsip.org
Blue Island	www.blueisland.org
Calumet Park	www.calumetparkvillage.org
Cook County	www.cookcountyil.gov
Country Club Hills	www.countryclubhills.org
Dixmoor	www.villageofdixmoor.org
East Hazel Crest	www.easthazelcrest.com
Harvey	www.cityofharvey.org
Hazel Crest	www.villageofhazelcrest.org
Homewood	www.village.homewood.il.us
Markham	www.cityofmarkham.net
Merrionette Park	www.merrionettepark.org
Midlothian	www.villageofmidlothian.net
Oak Forest	www.oak-forest.org
Phoenix	www.villageofphoenix.com
Robbins	www.robbins-il.com
Worth	www.villageofworth.com

Visit www.calsagezone.org to search by address to determine if your location is in the Cal Sag Enterprise Zone, or contact zone office.



- **SALES TAX ABATEMENT ON BUILDING MATERIALS FOR ZONE PROJECTS WITH VALID IDOR BUILDING MATERIAL SALES TAX EXEMPTION CERTIFICATE**

SAMPLE SALES TAX SAVINGS

**\$ 250,000 in BUILDING MATERIALS
X *8.50% / .085 is \$21,250.00 estimated savings**

***Sales tax can range from 6.25% to 10% depending on where materials are purchased.
(8.50% is an average used for illustration purposes)**

- **50% ABATEMENT OF THE MUNICIPAL PORTION OF REAL ESTATE TAXES FOR 5 YEARS, ON THE ADDED TAX VALUE CREATED BY THE PROJECT**
Projects in a TIF or receiving other property tax abatements are not eligible for further property tax reduction.
- **50% DISCOUNT ON LOCAL BUILDING PERMIT FEES**
All other fees and inspection procedures follow local ordinances.
- **GROWTH ZONES**
Industrial property in an Enterprise Zone in Cook County can apply for assistance gathering critical site information, marketing their site and apply for grants to cover the cost of environmental assessments and remediation. www.growthzones.com

STATE OF ILLINOIS INCENTIVES

State of Illinois incentives are subject to change in legislation. <https://www.illinois.gov/dceo/ExpandRelocate/Incentives/taxassistance/Pages/EnterpriseZone.aspx>

- **GAS USE TAX EXEMPTION FOR ZONE BUSINESSES**
Form RG61 to be completed / submitted by the business to natural gas provider. See IDOR natural gas distributors, suppliers & purchasers bulletin.

- **INVESTMENT TAX CREDIT**
The Illinois Income Tax Act allows a 0.5% credit against the state income tax for investment in a qualified property placed in service in an Enterprise Zone. This credit is in addition to any other investment tax credits allowed under The State of Illinois (consult your tax accountant).

- **ENTERPRISE ZONE MANUFACTURING MACHINERY & EQUIPMENT SALES TAX EXEMPTION**
A business that makes an investment in an Enterprise Zone may be eligible for a manufacturing machinery and equipment sales tax exemption. The business must be certified by the State of Illinois (DCEO).

- **UTILITY TAX EXEMPTION**
Zone businesses who meet specific criteria may be entitled to a Utility / Telecommunications tax exemption which provides a 5% state tax exemption on gas, electricity & and an exemption of the Illinois Commerce Commission .1% administrative charge and excise taxes on the act or privilege of originating or receiving telecommunications. Contact DCEO for certification.



The Zone combines State & local incentives to assist businesses, create & retain jobs, and expand the tax base. This valuable economic development tool was awarded through a competitive application process to The Department of Commerce & Economic Opportunity (DCEO). It is in effect until 12/29/2031. www.illinois.gov

If your business is in one of these designated areas, you may be eligible for these economic incentives.

EXTERIOR PHOTOS



INTERIOR PHOTOS





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