



MoHall Commercial
& Urban Development

23060 S Cicero Avenue, Richton Park, IL 60471

Offered at \$90,000

OFFICE BUILDING FOR SALE



Executive Summary

MoHall Commercial & Urban Development is pleased to present the opportunity to acquire 23060 S Cicero Avenue in Richton Park, Illinois. This vacant two-story commercial office building presents a compelling opportunity for investors, owner-users, medical office operators, professional service firms, educational users, nonprofit organizations, or redevelopment groups seeking an affordable commercial asset with strong frontage along one of the South Suburbs' primary north-south transportation corridors.

Situated on approximately 0.91 acres and improved with a 3,690-square-foot office building, the property offers ample on-site parking, visibility from Cicero Avenue, and flexible B-4 commercial zoning that may accommodate a variety of commercial and institutional uses. The building is strategically positioned within minutes of Interstate 57, Lincoln Highway (U.S. Route 30), Governors Highway, and the Richton Park Metra Station, providing excellent regional accessibility throughout the south suburban Chicago market.

Offered at just \$90,000, the property presents a significant value-add opportunity for a purchaser seeking to renovate, reposition, or redevelop the asset. Comparable commercial land and office properties along the Cicero Avenue corridor often command substantially higher replacement costs, making this an attractive acquisition for buyers focused on long-term appreciation and operational flexibility.

Investment Highlights

Exceptional Value Opportunity

- Offered at only \$90,000.
- Significant discount from replacement cost.
- Suitable for investors and owner-users.

Strategic Location

- **Frontage on heavily traveled Cicero Avenue.**
- **Easy access to Interstate 57 and U.S. Route 30.**
- **Convenient access to surrounding communities including Matteson, Olympia Fields, University Park, and Frankfort.**

Flexible Commercial Zoning

- B-4 Commercial Zoning.
- Potential office, medical, professional services, educational, nonprofit, or mixed commercial uses (subject to municipal approval).

Ample Parking

- Approximately 30 on-site parking spaces.
- Accommodates employees, customers, and visitors.

Redevelopment Potential

- Vacant building ready for repositioning.
- Opportunity for adaptive reuse.
- Suitable for community-serving organizations and office users.

Property Overview

Property Attribute

Information

Address:	23060 S Cicero Avenue, Richton Park, IL 60471
PIN:	31-33-401-007-0000
Asking Price:	\$90,000
Property Type:	Office Building
Building Size:	Approximately 3,690 SF
Lot Size:	Approximately 0.91 Acres
Zoning:	B-4 Commercial District
Stories:	2
Year Built:	1980
Parking:	Approximately 30 Spaces
Occupancy:	Vacant



Location Advantages

- Less than 5 minutes from Richton Park Metra Station.
- Immediate access to major South Suburban employment centers.
- Strong connectivity to Interstate 57.
- Located within the growing Richton Park/Matteson commercial corridor.
- Near retail, healthcare, municipal services, and residential neighborhoods.

Potential Uses

- Professional Office
- Medical Office
- Behavioral Health Facility
- Community Service Organization
- Workforce Development Center
- Educational/Training Facility
- Government Agency Office
- Nonprofit Headquarters
- Real Estate or Insurance Office
- Business Incubator

DEMOGRAPHICS

- 1-Mile Radius
 - Population: 8,500+
 - Households: 3,000+
 - Median Household Income: \$82,000+
- 3-Mile Radius
 - Population: 57,000+
 - Households: 20,000+
 - Median Household Income: \$79,000+
- 5-Mile Radius
 - Population: 128,000+
 - Households: 47,000+
 - Median Household Income: \$77,000+

INVESTMENT HIGHLIGHTS

- Exceptional Acquisition Basis
 - Available for only \$90,000, providing investors and owner-users with a compelling value proposition.
- Significant Value-Add Potential
 - Opportunity to renovate, reposition, lease, occupy, or redevelop the property to maximize value.
- Strategic Location
 - Located along Cicero Avenue with direct access to major transportation corridors serving the South Suburban market.
- Flexible Commercial Zoning
 - Commercial zoning supports a broad range of office, service, educational, healthcare, nonprofit, and community-oriented uses.
- Strong Visibility
 - Prominent frontage along a major arterial roadway provides excellent exposure and signage opportunities.
- Ample Parking
 - Surface parking accommodates employees, visitors, clients, and service users.
- Regional Accessibility
 - Conveniently located near Interstate 57, Interstate 80, Governors Highway, and Metra commuter rail service.

WHY THIS PROPERTY?

23060 S. Cicero Avenue presents a rare opportunity to acquire a commercial property on an extremely attractive basis within a strategically located South Suburban market.

Whether utilized as an owner-user facility, investment property, nonprofit headquarters, educational center, medical office, or redevelopment project, the asset offers flexibility, visibility, and long-term upside potential.

- Key advantages include:
 - Low acquisition cost
 - Major corridor location
 - Commercial zoning
 - Ample parking
 - Regional accessibility
 - Flexible reuse opportunities
 - Strong long-term value creation potential

REDEVELOPMENT &

USER OPPORTUNITIES

The property's configuration and zoning create opportunities for numerous users, including:

Office Uses

- Professional Services
- Legal Offices
- Insurance Agencies
- Financial Services

Medical Uses

- Behavioral Health
- Counseling Services
- Medical Offices
- Outpatient Services

Educational Uses

- Workforce Training
- Vocational Education
- Adult Learning Centers

Community Uses

- Nonprofit Headquarters
- Community Resource Centers
- Government Agencies
- Social Service Organizations

Other Uses

- Business Incubator
- Religious Administrative Offices
- Consulting Firms
- Call Centers

Purchasers should independently verify all intended uses with the Village of Richton Park.

FOR MORE INFORMATION, CONTACT:



MoHall Commercial
& Urban Development

Moses Hall, CCIM

Managing Broker, MoHall
Commercial & Urban Development

mohallcommercialud.com

moses@mohallcommercialud.com

(312) 826 9925

