



CONFIDENTIAL OFFERING MEMORANDUM

# 23060 Cicero Avenue

Richton Park, Illinois 60471

ASKING PRICE

**\$90,000**

BUILDING SIZE

**±3,690 SF**

LAND AREA

**±0.85 AC**

ZONING

**C-1 Community**



**MoHall Commercial**  
& Urban Development

STANDALONE COMMERCIAL BUILDING | COOK COUNTY, ILLINOIS  
OFFERED FOR SALE BY MOHALL COMMERCIAL & URBAN DEVELOPMENT LLC

# Confidentiality & Property Snapshot

## Confidentiality & Disclaimer

This Offering Memorandum has been prepared by MoHall Commercial & Urban Development LLC for use by a limited number of prospective purchasers in connection with the potential acquisition of 23060 Cicero Avenue, Richton Park, Illinois (the "Property"). This document contains brief, selected information pertaining to the Property and does not purport to be a complete description of the Property or the materials referenced within it. The information contained herein has been obtained from sources believed to be reliable, including public records and ownership representations; however, MoHall Commercial & Urban Development LLC makes no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Square footage, acreage, zoning classification, and other figures are approximate and should be independently verified by the prospective purchaser prior to closing. Prospective purchasers are advised to conduct their own independent investigation, inspection, and due diligence regarding the Property, including but not limited to its physical condition, zoning, environmental status, and suitability for any intended use. This Offering Memorandum is not a substitute for a thorough due diligence investigation. By accepting this Offering Memorandum, the recipient agrees to keep its contents confidential and to use the information solely for the purpose of evaluating a potential transaction. This offering is subject to prior sale, price change, or withdrawal without notice.

## Property Snapshot

<b>ADDRESS</b>	23060 Cicero Avenue, Richton Park, IL 60471
<b>ASKING PRICE</b>	\$90,000
<b>PIN</b>	31-33-401-007-0000
<b>COUNTY</b>	Cook County, Illinois
<b>BUILDING SIZE</b>	±3,690 SF (Two-Story)
<b>LOT SIZE</b>	±0.85 Acres (±36,961 SF)
<b>ZONING</b>	C-1 – Community Commercial
<b>CONSTRUCTION</b>	Brick, Slab/Basement
<b>PARKING</b>	Extensive Onsite Parking
<b>TOWNSHIP</b>	Rich Township
<b>SCHOOL DISTRICTS</b>	Rich Twp. HSD 227 / SD 159
<b>UTILITIES</b>	Municipal Water & Sewer, Gas, Electric

# Executive Summary

23060 Cicero Avenue presents a rare opportunity to acquire a highly visible standalone commercial property on approximately 0.85 acres at the northwest corner of Cicero Avenue and Steger Road in Richton Park, Illinois. Positioned along one of the South Suburbs' primary commercial corridors and located just minutes from Interstate 57, this property offers the combination of location, land, parking, accessibility, and redevelopment potential that is increasingly difficult to find in today's market.

The property consists of an approximately 3,690 square foot two-story brick commercial building situated on a 36,961 square foot site with extensive onsite parking and exceptional street visibility. Zoned C-1 Community Commercial, the property is ideally suited for a wide range of commercial, professional, service-oriented, healthcare, educational, nonprofit, administrative, and community-focused uses. The zoning classification provides flexibility for future ownership while supporting long-term value and occupancy potential.

What makes this opportunity particularly attractive is the scale of the site relative to the building footprint. Commercial buyers are continually searching for properties that provide room to operate, expand, accommodate employees and visitors, and adapt to future business needs. With nearly an acre of land, substantial parking capacity, and a standalone building configuration, the property offers the type of functionality that many smaller commercial sites simply cannot provide.

The location places users at the center of the Chicago Southland market, serving the surrounding communities of Richton Park, Matteson, Park Forest, Olympia Fields, Country Club Hills, University Park, Frankfort, and neighboring suburban populations. Easy access to Interstate 57 allows employees, customers, clients, vendors, and organizational partners to reach the property efficiently from throughout the south suburban region and the greater Chicago metropolitan area.

For owner-users, the property represents an opportunity to establish a long-term headquarters location with dedicated parking, strong visibility, and complete control over the real estate. Professional service firms, medical and behavioral health providers, counseling centers, workforce development organizations, educational institutions, trade schools, community service agencies, nonprofit organizations, and administrative offices will appreciate the flexibility offered by the existing building and oversized site.

For investors and developers, the property offers a compelling value-add and repositioning opportunity within a corridor that continues to benefit from regional transportation access and established residential density. The combination of a signalized corner location, commercial zoning, existing improvements, municipal utilities, and significant land area creates multiple paths to future value creation. Opportunities to acquire commercial properties with this level of visibility, parking, and land area are becoming increasingly limited throughout the South Suburban marketplace.

Additional property features include municipal water and sewer service, gas and electric utilities to the site, substantial onsite parking, a full basement level for storage or operational support, and a location within Rich Township served by Rich Township High School District 227 and School District 159. Whether the vision is a corporate headquarters, professional office campus, medical office, healthcare facility, educational center, nonprofit headquarters, workforce training center, community services hub, or strategic redevelopment project, 23060 Cicero Avenue offers the foundation to create a lasting presence in one of the South Suburbs' most accessible commercial locations.

# Investment Highlights

- **Oversized Corner Lot:** ±0.85 acres (±36,961 SF) at the signalized northwest corner of Cicero Avenue and Steger Road, offering exceptional street visibility and frontage on a primary South Suburban commercial corridor.
- **Flexible C-1 Zoning:** Community Commercial designation supports a broad range of commercial, professional, medical, educational, nonprofit, and administrative uses.
- **Standalone Building:** ±3,690 SF two-story brick structure with a full basement level, offering room to operate, expand, and build out to suit.
- **Substantial Onsite Parking:** Expansive paved parking area accommodates employees, clients, and visitors, a feature increasingly difficult to find on smaller infill commercial sites.
- **Interstate Access:** Minutes from I-57, providing efficient regional access throughout the South Suburbs and greater Chicago metropolitan area.
- **Established Utilities:** Municipal water and sewer, gas, and electric service already in place at the site.
- **Value-Add / Redevelopment Potential:** Existing improvements combined with significant land area create multiple paths to future value creation for owner-users, investors, and developers alike.

## Prospective & Permitted Use Categories

Professional & Corporate Office, Medical & Behavioral Health, Counseling Centers, Educational & Trade Schools, Nonprofit & Community Service Agencies, Workforce Development, Administrative Offices, and Strategic Redevelopment

# Exterior & Site Photography



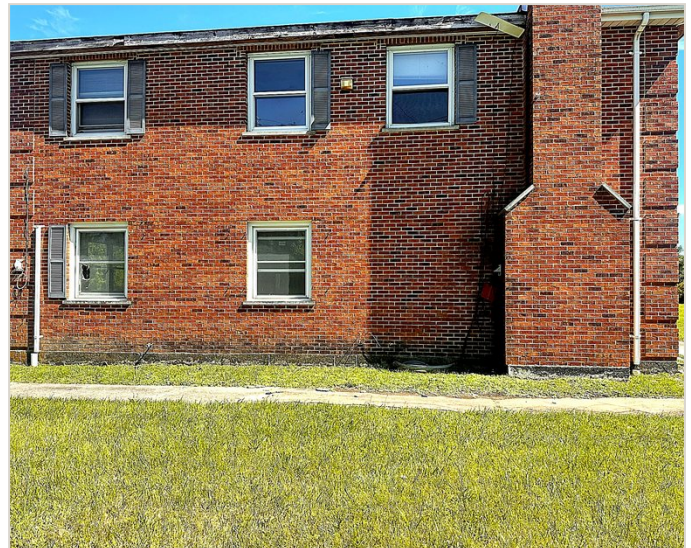
### Site & Parking Area

Expansive paved lot wraps the standalone building — northwest corner of Cicero Ave. & Steger Rd.



### Front Elevation

Brick two-story building with covered entry



### Side Elevation

Solid brick construction, double-hung windows

The interior is currently in open, unfinished condition throughout, offering a blank-canvas opportunity for an owner-user or investor to design and build out space to suit. Framing, rough mechanicals, and a full basement level are in place.



**Open Floor Plan**  
Main level, framed and ready for build-out



**Open Floor Plan**  
Additional natural light, exterior exits



**Interior Framing Detail**  
Structural framing and rough mechanicals

# Location Overview

23060 Cicero Avenue sits at the center of the Chicago Southland market, one of the region's most established and accessible South Suburban commercial corridors. The site benefits from a signalized corner location at Cicero Avenue and Steger Road, placing it directly along a primary north-south route through the South Suburbs, with access to Interstate 57 just minutes away.

This access allows employees, customers, clients, vendors, and organizational partners to reach the property efficiently from throughout the south suburban region and the greater Chicago metropolitan area, supporting a wide service radius for commercial, medical, educational, and nonprofit users alike.

## Communities Served

Richton Park, Matteson, Park Forest, Olympia Fields, Country Club Hills, University Park, Frankfort

## Regional Access

- Interstate 57 — minutes from the property via Steger Road / Central Avenue
- Signalized intersection at Cicero Avenue & Steger Road
- Positioned within the Chicago Southland regional market

## Schools & Township

- Rich Township
- Rich Township High School District 227
- School District 159



**MoHall Commercial**  
& Urban Development

**LISTED EXCLUSIVELY BY**

**Moses Hall, CCIM, AHWD**

Founder, CEO & Managing Broker

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