

# For Sale

AVAILABLE:  
**12,600 SF on 1 AC**

## 49-59 North Street Park Forest, IL

BUILDING SIZE:	12,600 SF
CEILING HEIGHT:	20'
LOT SIZE:	1 ACRE
LOADING:	(6) 14' DRIVE-IN DOORS
ZONING:	M
PARKING:	STRIPED FOR +/-55 CARS

**SALE PRICE: \$1,500,000 REAL ESTATE**  
(BUSINESS OFFERED AS SEPARATE TRANSACTION)

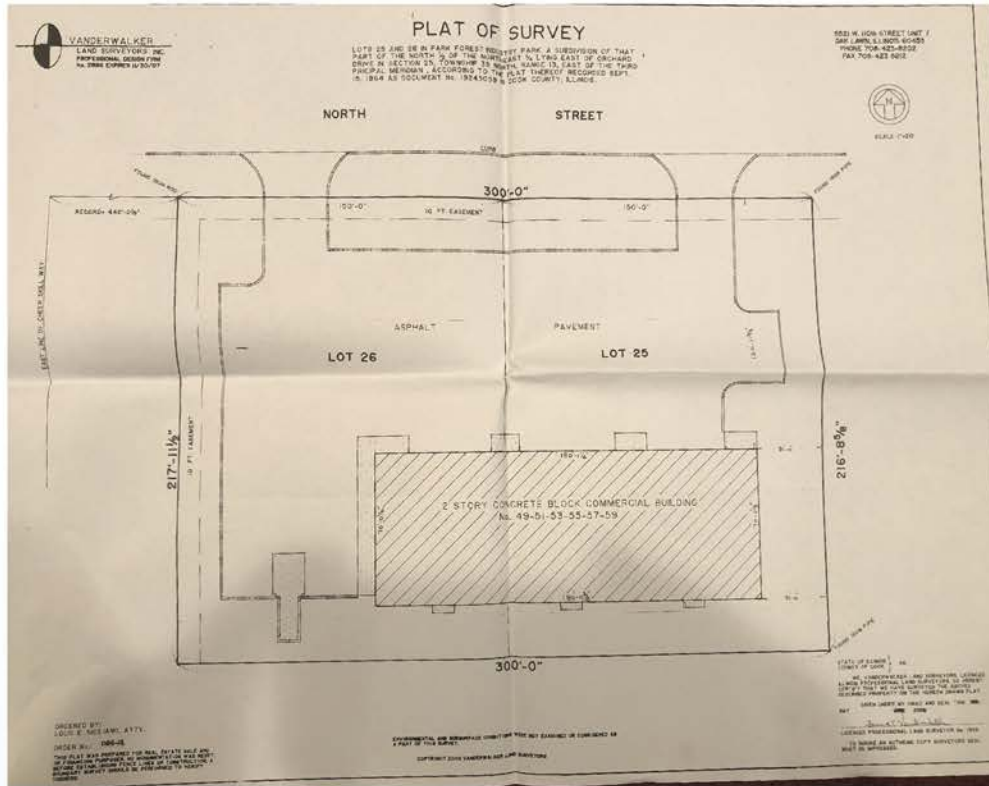
- Well-maintained free-standing building can be divided into 6 individual 2,100 SF units
- Opportunity to purchase existing collision shop business
- Ideally located collision shop space
- Asphalt stone roof
- Parking lot redone in 2020
- All new emergency exit doors on south side of building
- Triple catch basin
- Updated LED lighting
- Each bay has Office/Mezzanine space
- Potential Class 8 tax incentive

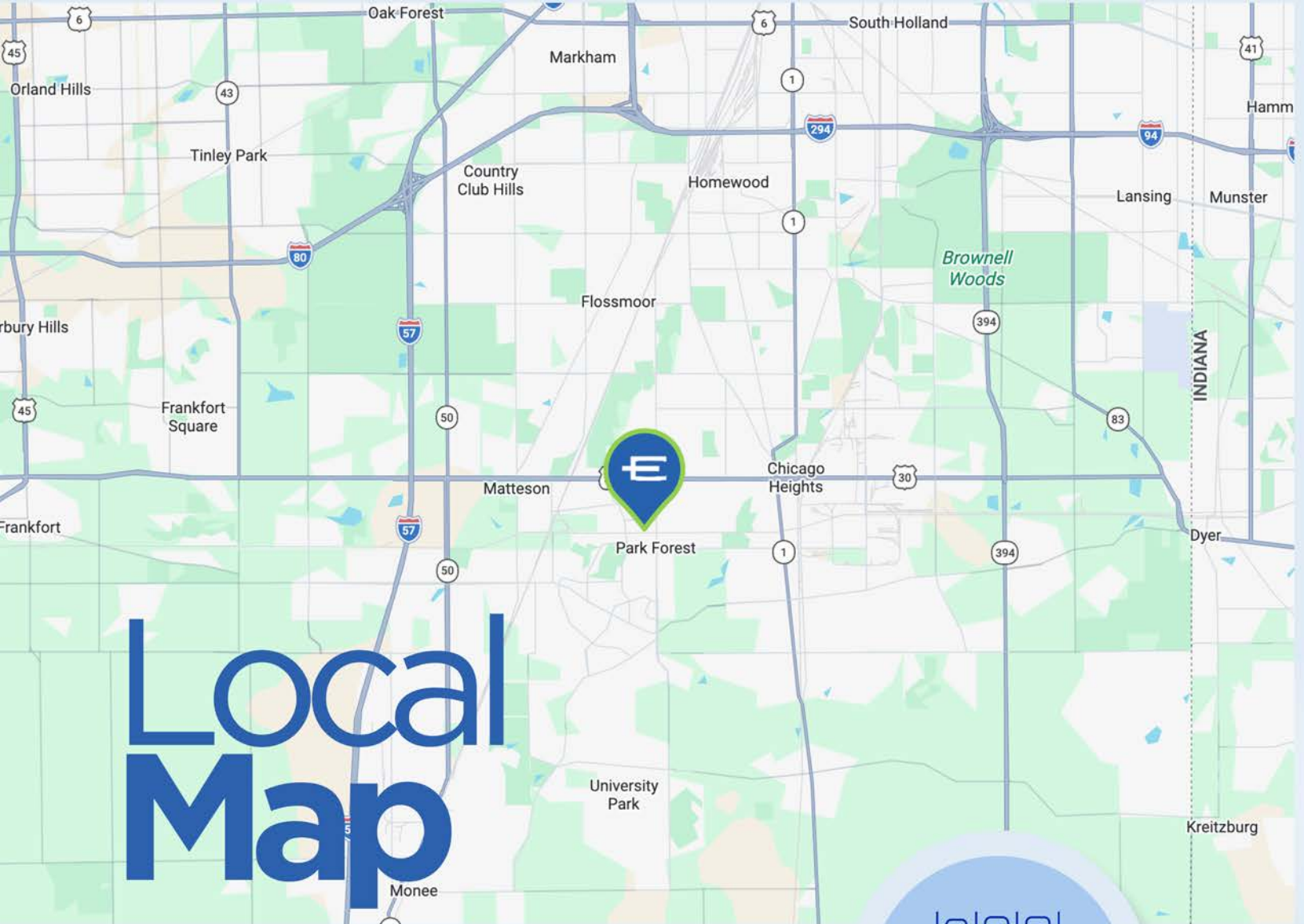


## Presented By:

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# Site Plan





# Local Map

**49-59 North Street**  
Park Forest, IL



**Ideally Located  
Collision  
Shop Space**



**Parking Lot  
Redone in  
2020**



**Building Can  
be Divided**



# Location



## Cook County

Situated at the core of the Chicago metropolitan area, Cook County offers unmatched access to global markets, world-class transportation networks, and a deep, diverse talent pool. With a robust economic base, thriving urban centers, established industrial districts, and strong infrastructure, the region supports innovation, expansion, and long-term business success.



### Diverse Industry Mix

A broad economic base spans finance, technology, healthcare, logistics, manufacturing, and creative industries—driving stability and opportunity.



### Educated Workforce

A deep talent pipeline supported by leading universities and specialized training programs equips employers with highly skilled professionals.



### Extensive Transportation

Global connectivity is powered by major interstates, extensive public transit, freight networks, and two international airports.



### Varied Housing Options

From vibrant city neighborhoods to quiet suburban areas, the region offers housing to fit different lifestyles, needs, and budgets.



### Excellent Quality of Life

Rich cultural attractions, renowned dining, expansive parks, and top-tier entertainment create a dynamic, livable environment.



### Reliable Utilities

Established infrastructure and strong service providers deliver consistent, dependable utilities that support growth and development.



### Medical and Healthcare Facilities

Home to nationally recognized hospitals, research centers, and specialty clinics, the region offers comprehensive, advanced healthcare.



### Business Friendly Communities

Local governments promote investment through development resources, strategic incentives, and supportive economic partnerships.



**Exclusively  
Presented By:**

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