

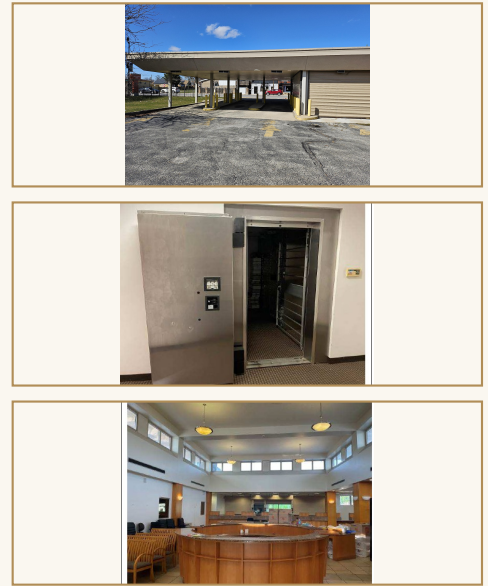
FOR SALE — OWNER DIRECT · AS-IS

8700 S King Drive, Chicago

Corner of E 87th Street & S King Drive · Chatham · Chicago 60619

\$875,000

~8,000 SF building · 0.99 acre corner



Exterior & lot photographed March 2024 · interior photographed 2021 · current-condition photo set and written disclosure available on request

PROPERTY FACTS

Building	~8,000 RSF (±8,430 GBA), masonry, 2000
Land	42,989 SF / 0.99 ac — 3 parcels, corner
Alt address	347–371 E 87th St
Drive-thru	Five lanes (two canopied), drive-up vaults
Interior	Banking hall, offices, vault, security rm
Zoning / class	B3-1 · Cook County class 5-28
PINs	25-03-105-049 / -050 / -051
Taxes (TY2024)	\$66,323 — conveyed current at closing
TIF / EZ	None — no district overlays
Transit	CTA #87 at the corner; I-94 ~1 mi
Occupancy	Vacant, secured; delivered vacant

THE OPPORTUNITY

Purpose-built banking infrastructure on a full-acre corner — queue-ready drive-thru lanes suit pharmacy, clinic, QSR, or credit union; B3-1 land supports redevelopment.

Chatham demand is documented: the area's last Walgreens closed June 2026, the Ward 6 pharmacy-access pilot is live, an FQHC with a 340B pharmacy operates 2.5 blocks east, and a national QSR just converted the ex-Seaway drive-thru bank nearby. Gut/retrofit buyers are already active here.

SOLD AS-IS / WHERE-IS — plain-language disclosure

Vacant & secured since late 2024. A Nov-2024 forced-entry/ATM-theft incident damaged the drive-up area, interior plumbing & electrical, bathrooms and ceilings (unrepaired). Roof leakage documented since 2021-22. Parking lot requires full replacement. Electric & gas disconnected — buyer re-energizes. No repair credits; condition is priced in. Full written disclosure, current photos, and spec sheet provided to serious buyers.



Main lot panorama (March 2024) — parking lot slated for full replacement; replacement proposal on file

GN Bank — Owner-Direct Sale · No listing broker

\$875,000 · AS-IS

Inquiries & diligence package: cnduom@gnbank.net · (872) 904-6116 · Property page: 8700king.4619mlk.com

Information deemed reliable, not guaranteed; buyer to verify all facts. Sold strictly as-is/where-is. Equal opportunity.