

19850 Burnham Ave, Lynwood, IL 60411

\$499,000



NEW	Commercial Zoning	5-97 Actual Zoning	4432 Approx. SqFt	Built 1976
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Industrial		Orig. List Price:	\$499,000
MLS #:	12643458	List Date:	05/09/2026
Township:		Listing Market Time:	6
Ownership:		Total Market Time:	6
Subtype:	Other	Lease SqFt Yearly:	4432
# Stories:	1	List Price Per SF:	\$112.59
# Units:		Sold Price Per SF:	\$0
# Tenants:		Monthly Rent Price:	
# Parking Spaces:		Est. Ann. Passthru. \$/SF:	
Unit SqFt:	4432	Total Taxes:	\$18,930 - 2024

Turn-key commercial opportunity ideal for an owner-user or expanding automotive business. This pristine auto body repair and auto sales facility offers over 4,000 SF of functional workspace designed for efficiency and professional presentation. The property features 4 overhead doors, a paint spray booth, detail booth, car lifts and racks, reception area, private office space, and employee break area. Well maintained and equipped for a variety of automotive uses including collision repair, detailing, mechanical work, and vehicle sales. Additional equipment, inventory, and licenses are available for purchase, creating the potential for a seamless transition into an established operation.

General

Area:	5411	Gross Rentable Area:	
City, State, Zip:	Lynwood, IL 60411	Net Rentable Area:	
County:	Cook	Investment (Y/N):	
Township:		User (Y/N):	
Unincorporated (Y/N):		Approximate Age:	36-50 Years
Zoning Type:	Commercial	Ownership Type:	
Actual Zoning:	5-97	Frontage/Access:	
Approx Year Built:	1976	Current Use:	Automotive
Built Before 1978 (Y/N):	Yes	Potential Use:	
Lease Type:		Known Encumbrances:	
Estimated Cam/Sf:		Client Needs:	
Estimated Tax/Sf:		Client Will:	
Min Avail Sq Ft (Rentable):	0	Geographic Locale:	South Suburban
Max Avail Sq Ft (Rentable):	4432	Location:	
Directions: Heading north on Burnham business is on West side of street		PIN:	33074000160000
Relist (Y/N):		Multiple Pin Numbers:	No
Mobility Score:	-		

Exterior Features

Lot Dimensions:	191 X 95	Bay Size:	
Lot Sq Ft:	18312	Construction:	
Lot Size Source:		Exterior Building Type:	
Approx Total Bldg Sq Ft:	4432	Foundation:	
# Of Stories:	1	Roof Structure:	
Approx Office Sq Ft:		Roof Coverings:	

Door Dimension: _____
 # Of Freight Elevators: _____
 Ceiling Hgt Max Ft: 15
 Ceiling Hgt Max In: 18
 Ceiling Hgt Min Ft: 10
 Ceiling Hgt Min In: 10
 Clear Span (Y/N): _____

Docks: _____
 Misc Outside: _____
 # Of Parking Spaces: _____
 Indoor Parking: _____
 Outdoor Parking: _____
 Parking Ratio: _____

Interior Info

Of Units: _____
 # Of Tenants: _____
 Extra Storage Spaces Available (Y/N): _____

Misc Inside: _____
 Floor Finish: _____

Utilities/Green

Air Conditioning: Central Air
 Electrical Service: Circuit Breakers, 201-600 Amps
 Heat/Ventilation: Central Heat/Indiv Controls, Forced Air
 Fire Protection: Alarm On Site, Fire Extinguisher/s
 Water Drainage: _____
 Utilities To Site: _____
 Tenant Pays: _____

HERS Index Score: _____
 Green Supporting Documents: _____
 Energy/Green Building Rating Source: _____
 Green Features: _____

Financial

Gross Rental Income \$: \$0
 Total Monthly Income: _____
 Total Annual Income: \$0
 Net Oper Income \$: \$0
 Operating Expense Includes: _____

Cap Rate: _____
 Taxes: \$18,930 - 2024
 Total Annual Expense: \$0
 Loss Factor : _____

Listing Info

Property Offered: For Sale Only
 Original List Price: \$499,000
 Original Rent Price: _____
 List Price: \$499,000
 Rental Price (\$ per SF/Year): _____
 List Date: 05/09/2026
 List Date Rcvd: 05/09/2026
 List Mkt Time: 6
 Closed Date: _____
 Rented Date: _____
 Contract Date: _____

Off Market Date: _____
 Contingency: _____
 Financing: _____
 Concessions: _____
 Sales Terms: _____
 Possession: _____
 Broker Owned/Interested: No

Office/Sales

Broker to Broker Remarks: _____

Broker: McColly Real Estate (60606) / (219) 322-5508 (tel):(219) 322-5508

Information:

List Broker Must Accompany

List Anthony Christopher (268408) / (tel:) /
Broker: achristopher.broker@gmail.com
(mailto:achristopher.broker@gmail.com)

Cont. to Show?:

Expiration Date: 05/08/2027

CoList Broker: / (tel) /

Does your seller agree to their listing address being displayed online?: No

More Agent Contact Info:

Call for Rent Roll Info:

Addl. Sales Info.:

Does your seller agree to their listing being displayed on Virtual Office Websites?: No

Lock Box:

Does your seller agree to listing remarks being displayed online?: No

Lock Box Location:

Showing Instructions: Call listing agent. 708-715-6193

Listing Type: Exclusive Right to Sell

Display of 3rd Party Advert. on Listing Detail Page: No

Holds Earnest Money:

Does your seller agree to allow automated valuation models for their listing on Virtual Office Websites?: No

Auct. Avail. Show:

Does your seller agree to allow comments on their listing on Virtual Office Websites?: No

Does your seller agree to allow display of price history on IDX?: No

Does your seller agree to allow display of market time on IDX?: No

Does your seller agree to allow display of automated valuation models on IDX?: No

Does your seller agree to their listing remarks being displayed on Virtual Office Websites?: No

Does your seller agree to allow their listing address being displayed on Virtual Office Websites?: No

Does your seller agree to their listing being displayed online?: No

Does your seller agree to listing comments being displayed on public consumer sites?: No

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

Prepared By: Anthony Christopher | McColly Real Estate | 05/14/2026 06:13 PM