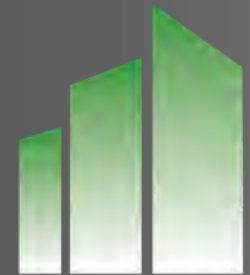
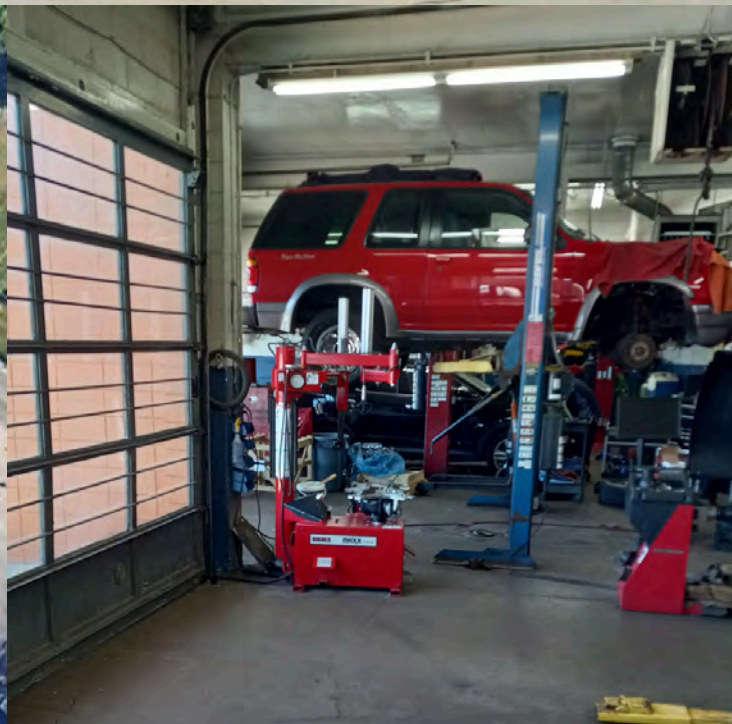


ACTIVE AUTO REPAIR BUSINESS WITH PROPERTY

CRESTWOOD, IL 60455



CATON
COMMERCIAL
REAL ESTATE GROUP

EXECUTIVE SUMMARY

Active Auto Repair Business with Property

12730 Cal Sag Road, Crestwood, IL 60445

OFFERING PRICE **\$1,249,000**

Business Offering Price \$549,000

Property Offering Price \$700,000

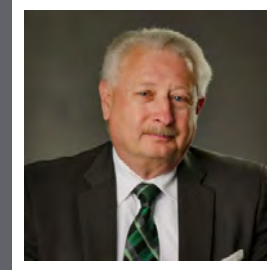
Gross Land Area ~20,351 SF

BUILDING SIZE **3353 SF**

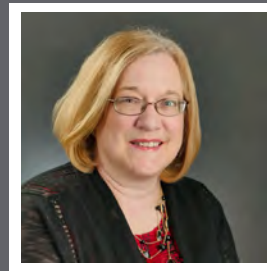
Zoning C (Commercial District)

Price PSF \$432,45 / SF

Exclusively Listed by
Caton Property Advisors:

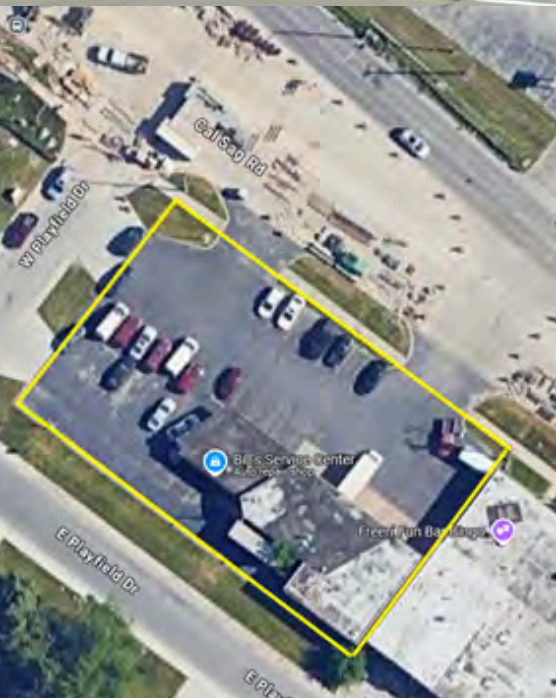


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ACTIVE AUTO REPAIR BUSINESS WITH PROPERTY



PROPERTY DETAILS

- CURRENT OWNER HAS BEEN IN BUSINESS FOR 40 YEARS AT THIS LOCATION
- NEW OWNER CAN CHOOSE LEVEL OF INVOLVEMENT
- 6 SERVICE BAYS AND SMALL OFFICE
- VERSATILE LOCATION FOR AUTO REPAIR AND SALES
- 4 CURB CUTS ALLOW FOR EASY ACCESS
- GREAT VISIBILITY
- AUTO REPAIR BUSINESS AND ALL FF&E INCLUDED
- USED CAR BUSINESS NOT INCLUDED IN SALE

CRESTWOOD - MARKETPLACE OVERVIEW



Median Household Income \$67,865



Average Housing Value: \$228,628



Home to 10 Private and Award Winning Public Schools



Population: ~9,834
47% Males, 53% Females
Average Age: 45.5 years old
67% White 11% Hispanic
1.7% Asian 15% African American
8% Other



Crestwood, Illinois, is a village located approximately 23 miles southwest of downtown Chicago in Cook County. With a population of just over 10,000, Crestwood is a mature, stable community that lends itself to steady, predictable spending patterns—a major plus for neighborhood retail, healthcare, and service-oriented businesses.

Positioned just 20 minutes from downtown and minutes from I-294 and I-57, Crestwood offers excellent access for logistics, service-based businesses, and retailers looking to tap into both local and metro-area markets. Crestwood presents an affordable entry point with long-term upside. Commercial land in Crestwood is competitively priced relative to surrounding suburbs, with zoning flexibility and a business-friendly local government that welcomes development and redevelopment projects. With nearby housing values averaging under \$200,000 and retail centers experiencing steady traffic, there's a clear opportunity to serve a mature, underserved consumer base.

Whether the goal is owner-occupancy, build-to-suit development, or long-term hold, Crestwood offers a strategic mix of location, accessibility, and untapped potential:

- **Stable Consumer Base:** Mature, mid-income population with consistent demand for essential retail, personal services, and dining.
- **Affordable Investment:** Lower commercial property acquisition costs compared to nearby suburbs—ideal for value-add and 1031 exchange opportunities.
- **Strong Traffic Counts:** Major thoroughfares with consistent daily vehicle traffic—ideal for drive-thru, service retail, and visibility-dependent businesses.
- **Established Retail Corridor:** Strong commercial activity along Cicero Avenue and Cal Sag Road with anchor tenants like Menards, Walmart, Walgreens, and McDonald's.

Sources: PropertyShark, CommercialCafe, and other Niche.com, Livability, U.S. News & World Report. market reports.



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