

DEVELOPMENT OPPORTUNITY: 933 Green Bay Road

933 Green Bay Road | Winnetka, IL | US | Cook County
Available SF: 6,003 | Sale Price: \$1,975,000



Available SF:	6,003
Total SF:	7,500
Number of Stories:	2
Zoning:	Commercial
Year Built:	1912
Former Use:	VJ Killian Plumbing
Within City Limits:	Yes
Construction Type:	Masonry
Sale Price:	\$1,975,000
Last Updated:	Feb 15, 2024

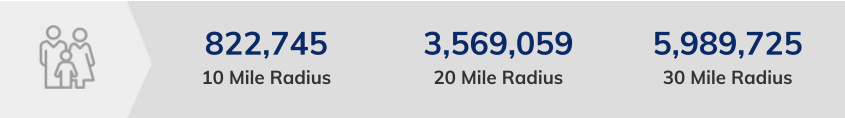
Realtor/Owner Contact

Mike Levin
@ Properties
312-337-0200 | mikelevin@atproperties.com

Property and Area Description

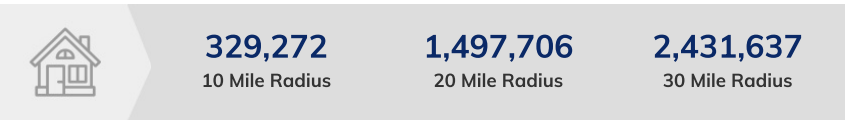
Great masonry commercial mixed-use building in Hubbard Woods! Very rare offering. First time on the market since 1912. Building is 6,003 sq ft and site is approximately 7,500 sq ft. The building is comprised of four small buildings attached together. Features a first floor retail showroom, office, and a rear storage with barrel truss warehouse, with two "DID's" drive in doors and a 3 bed, 1 bath apt upstairs. The residential tenant pays \$1,700 month to month & pays gas ,electricity, cable, and internet. Also features a basement for additional storage. Zoning is the Retail Overlay District. One curb cut on to Green Bay Road. Side gravel drive loading area. Adjacent to the Hubbard woods Walgreens. 7,500 (VPD) vehicles pass this location per day. Walking distance to Metra and to Hubbard Woods Park, and close to area expressways. This great property provides the perfect opportunity for an investor, developer, or end user to acquire a boutique mixed-use building in the heart of the vibrant Hubbard Woods shopping district. This is an atypical chance to purchase a truly remarkable underutilized property with tremendous upside in rental potential or development. This property is surrounded by retail and restaurants including Walgreens, Kyoto Sushi Japanese Restaurant, Once Upon A Bagel, Graeter's Ice Cream, Spirit Elephant restaurant, Momsy's Cafe, Serena & Lily, Mathnasium, Hubbard Woods Dental, Alexandra Kaehler Design. Ownership will listen to all offers within reason. Please do not bother tenant, call listing agent for a showing.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Electric: Village of Winnetka
Natural Gas: North Shore Gas
Water: Village of Winnetka

Liz Dechant | Economic Development Coordinator | Village of Winnetka
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