EXECUTIVE SUMMARY

9100 SOUTH KEDZIE AVENUE



OFFERING SUMMARY

PRICE:	$224,000
LOT SIZE:	13,781 SF
ACCESS:	Kedzie & 91st
ZONING:	C - Commercial District
PERMITTED USES:	Store, Wearhouse
FRONTAGE:	108 on Kedzie
TRAFFIC COUNT:	19,700
SIGNAL INTERSECTION:	Kedzie & 91st
UTILITIES:	At property
APN:	24-02-407-025/026/027/054
TAXES (2025):	$23,780 (4 PINS)

PROPERTY OVERVIEW

Introducing 9100 S Kedzie, a prime property located at 9100 S Kedzie Ave, Evergreen Park, IL 60805. The property consist of 13,781 square feet of land is now available for sale, an excellent investment opportunity you wouldn't want to miss! 9100 S Kedzie is strategically positioned in a highly trafficked area, making it an ideal location for any business. Its trade area overview highlights its potential, boasting a thriving demographic and full of opportunities. This exceptional retail building is presented to you by KW Commercial, one of the leading real estate brokerage firms in the country. Our senior commercial broker, David Piotrowski, and commercial broker, is at the forefront of the sale. Don't miss out on the chance to own a prime piece of real estate. Contact our team today to learn more about this opportunity.



KELLER WILLIAMS ONECHICAGO
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Park Ridge, IL 60068

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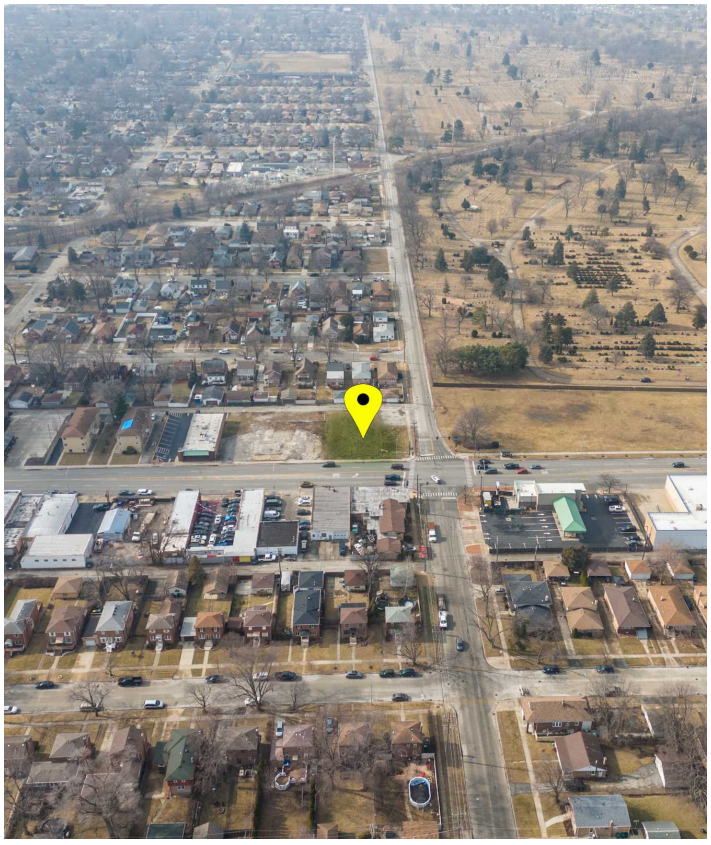
Each Office Independently Owned and Operated

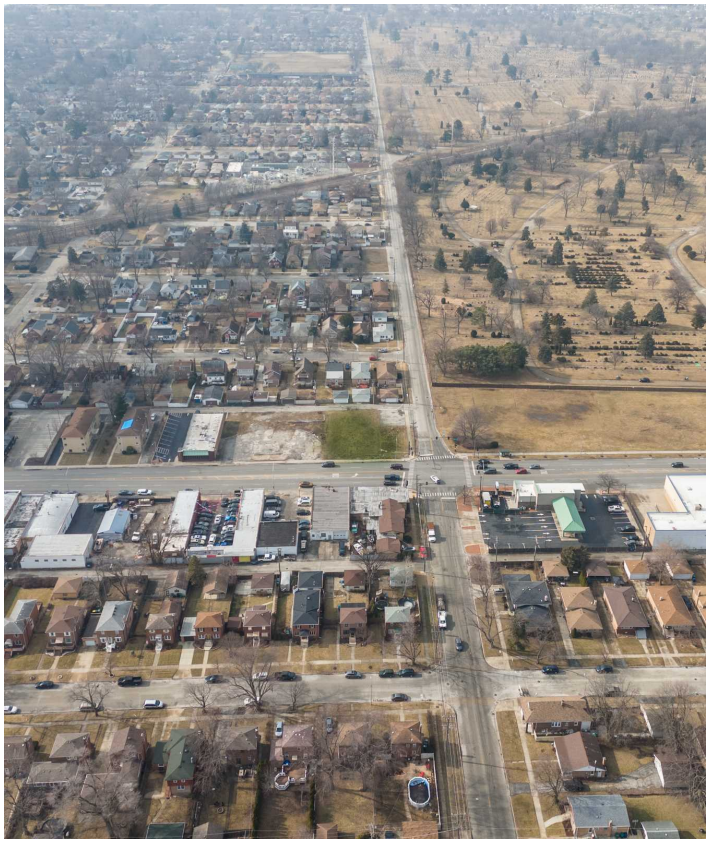
PROPERTY PHOTOS

9100 SOUTH KEDZIE AVENUE









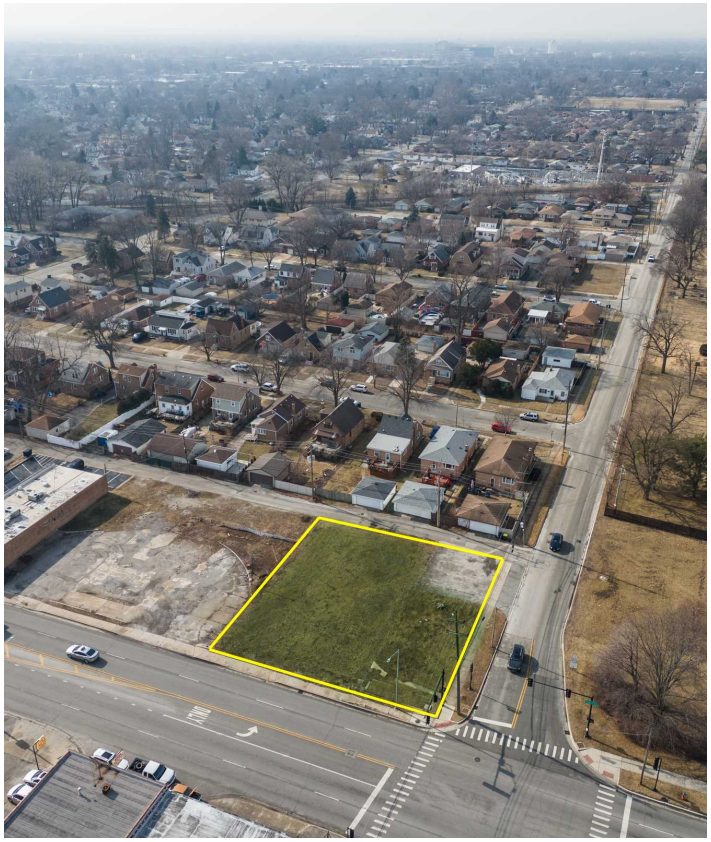
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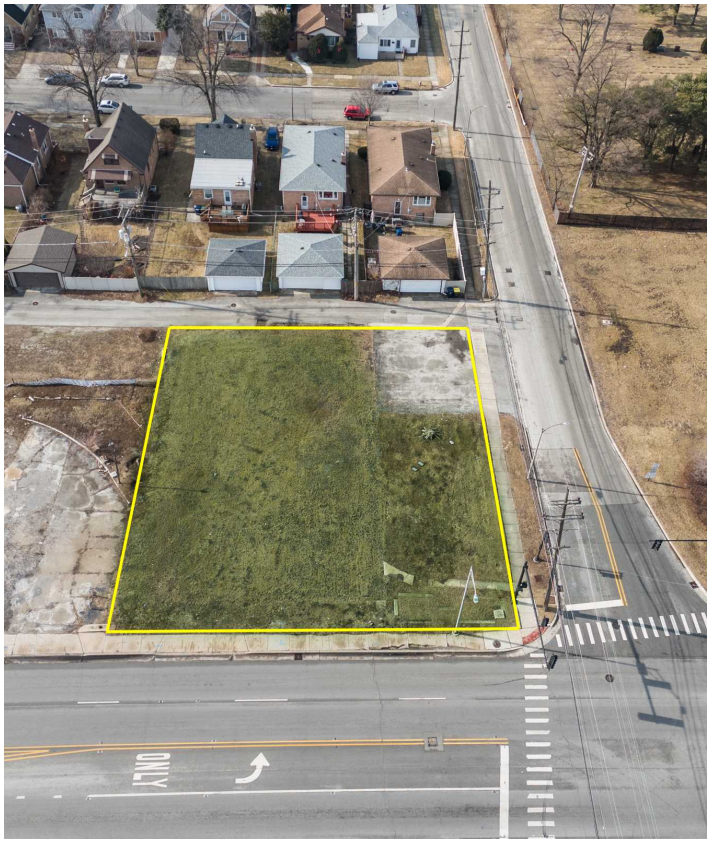
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PROFESSIONAL BIO

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PROFESSIONAL BACKGROUND

David Piotrowski joined Keller Williams Realty Partners Now Keller Williams ONEChicago in 2018, later that same year joined KW Commercial, a division of Keller Williams Realty Partners. As part of KW Commercial David works with all types of commercial transactions including: acquisition, disposition, leasing and tenant representation. In today's ever-changing investment real estate market, David believes that it is imperative to be flexible and forward-thinking, and to work diligently and intelligently to consistently produce success. David's record demonstrates his ability to succeed and achieve extraordinary results for his clients under the most challenging of market conditions, through every cycle. His steadiness places him in an elite group of investment professionals who achieve optimal results for their clients through relationships with the largest pool of qualified investors available.

David's first foray into investing was helping his parents work on their apartment building which they exchanged into a Motel in Wisconsin. Then at the age of 24, purchased himself an apartment building and worked diligently to increase its value. David saw the worth in what he had done. He decided to educate himself more about real estate investing, and earned his Real Estate License in 2012. Next, he went to work with a national real estate company to help other investors in the multi-family space.

Since then, he has helped in leasing apartments, retail and office space. As well as, helping investors buy and/or sell apartments, office and retail properties in Illinois and Wisconsin. The most important duty for David is making sure investors are getting the most value out of their properties like he did.

2021 – Licensed in the State Wisconsin as a Real Estate Sales person.
2021 - Member Chicago Association of Realtors as well as a member for the Commercial Forum which is part of CAR.
2020 - Joined the Commercial Alliance Committee in 2020 as a Director with Mainstreet Organization of REALTORS®.
2019 - Managing Director of the Commercial Division and sits on the Agent Leadership Console(ALC) in the Market Center(MC)
2019 - Joined KW Commercial a Division of Keller Williams Realty Partners.
2018 – Joined Keller Williams Realty Partners.
2013 - Member of Mainstreet Organization of REALTORS®.
2011 – Licensed in the State of Illinois as Real Estate Broker.