

# MILLENNIUM PROPERTIES R/E

# Commercial Condos on Traffic-Lit Corner in Elmwood Park

7912 W. North Ave., Elmwood Park, IL

**\$199,000**



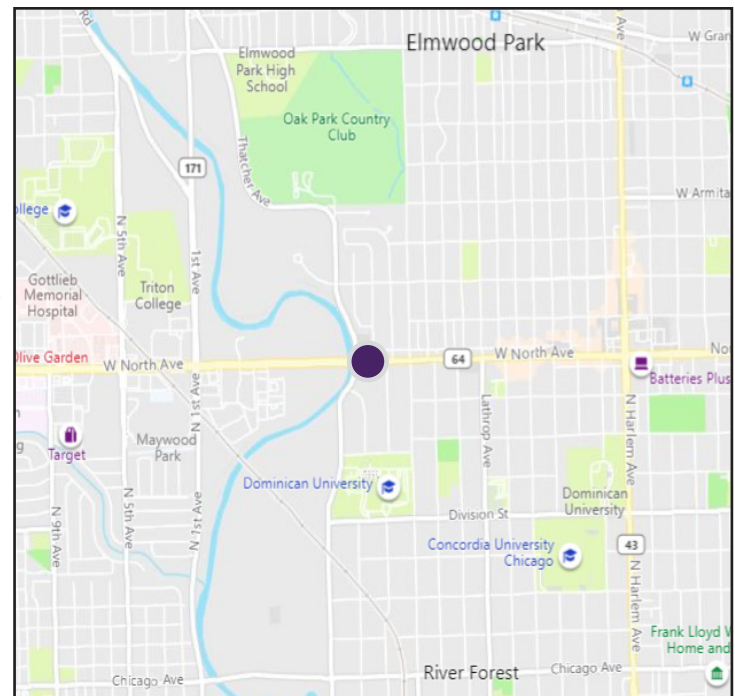
## Property Highlights

- Two commercial condos totalling 1,900 SF
- Part of large SF free-standing mixed-use building
- Space can be adapted for many uses such as retail, office, medical office, salon, amusement establishment, creative space and more
- Fantastic exposure on North Avenue, overlooking Des Plaines River
- Shared parking with adjacent Russell's Barbecue
- Great opportunity for a user or investor
- Nearby businesses: Gottlieb Memorial Hospital, Triton College, Target, Walgreens, OfficeMax, Panera Bread, Best Buy and more
- Traffic count: 24,000 vehicles daily
- Zoning: B-2
- Assessments: \$5,256
- Taxes (2019): \$16,040

## Property Overview

Two commercial condos totaling 1,900 square feet in a luxurious condo building, River Forest Windings, in the Village of Elmwood Park is available for sale. These commercial condos are located on the ground floor and is currently built-out as a hair salon. The space could be divided in two spaces (1,000 square feet and 900 square feet). The spaces could be adapted for many uses including retail, office, medical office, salon, amusement establishment, creative space and more. Fantastic exposure on North Avenue on a traffic-lit corner. Great opportunity for a user or investor. Nearby businesses include Gottlieb Memorial Hospital, Triton College, Target, Walgreens, OfficeMax, Panera Bread, Best Buy and more.

The Village of Elmwood Park is a unique residential and historical community with a number of commercial corridors and is located 13 miles from the City of Chicago.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	14,678	242,169	684,153
Households	5,625	87,373	232,314
Median Income	\$72,598	\$63,988	\$57,946

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