

808 N. Broadway Ave., Melrose Park, IL

\$419,900



BANKRUPTCY COURT ORDERS SALE Property Highlights

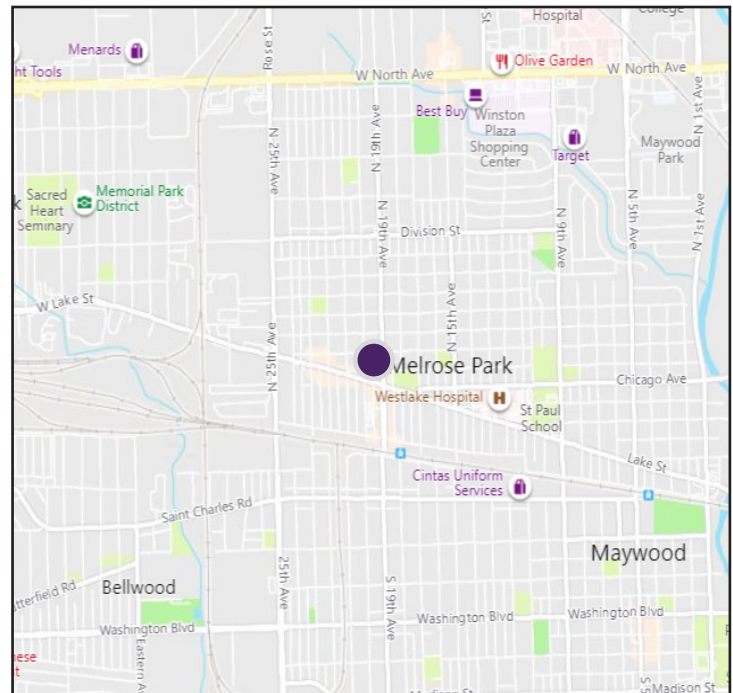
- 5,880 SF mixed-use property
- Space built-out as medical center on ground floor
- Two 2 bedroom, 1 bath units on the second floor
- Apartment are spacious and have been updated
- Property is receiving market rents
- Tenants pay own utilities
- Signage increases visibility
- Easy access to busy Lake St., North Ave. and expressways
- Melrose Park Metra station is one block away
- Nearby businesses: Westlake Hospital, Menards, Target, Best Buy, Marshalls, Walgreens, several shops and restaurants
- Lot size: 6,600 SF - 52'x125' (approx.)
- Rental income: \$1,900/mo
- Zoning: C
- Taxes (2019): \$13,960

Property Overview

A 5,880 SF mixed-use property in Melrose Park is available for sale. The property's ground floor was formerly a medical office while the second floor has two, 2 bedroom, 1 bath units. Each unit is 1,400 square feet and have been updated. Tenants pay own utilities. Signage increases property's visibility. Easy access to busy Lake Street, North Avenue and expressways. Melrose Park Metra Station is only one block away. Nearby businesses include Westlake Hospital, Menards, Target, Best Buy, Marshalls, Walgreens, several shops and restaurants.

A largely residential suburb, the Village of Melrose Park is located 13 miles from downtown Chicago.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	25,229	181,472	507,404
Households	7,555	64,379	180,251
Median Income	\$53,498	\$61,412	\$64,942



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