

900 Greenbrier Rd., DeKalb, IL

~~\$635,000~~ \$510,000

Property Highlights

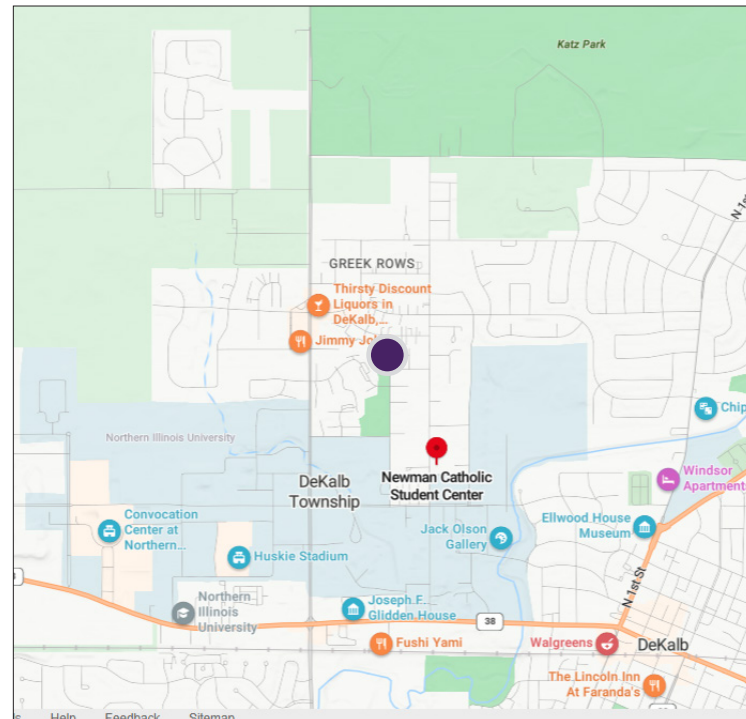
- 9,600 SF 3-story, multi-family building
 - Former fraternity house
 - 28 units
- Ample parking
- Prime location near A. Glidden Road and Lincoln Highway
- Great opportunity for a user or investor
- Nearby attractions: Northern Illinois University, Starbucks, McDonald's, Jewel-Osco, Rosati's, Jimmy John's and more
- Land Area: 16,413 SF
- Zoning: PD-R
- Traffic count: 16,911 vehicles daily
- Taxes (2023): \$14,683.76



Property Overview

A 9,600 square foot multi-family property on Greenbrier Road in DeKalb, IL is available for sale. This former 3-story fraternity house consists of 28 units and is zoned PD-R, which would allow for apartment conversion or keep as student housing. The property is situated on 15,413 square feet of land and is in close proximity to heavily-trafficked Lincoln Highway. Sought-after elementary, high schools and the Northern Illinois University campus is nearby.

As the western anchor of the thriving I-88 Corridor, DeKalb is home to over 45,000 people. The city is located 63 miles west of Chicago and is home to Northern Illinois University, in close proximity from the property. The city prides itself on being a "communiversity", providing a unique environment for its residents and visitors.



| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|---------------|----------|----------|----------|
| Population | 19,494 | 44,454 | 58,714 |
| Households | 6,112 | 16,268 | 21,803 |
| Median Income | \$27,215 | \$47,357 | \$53,932 |

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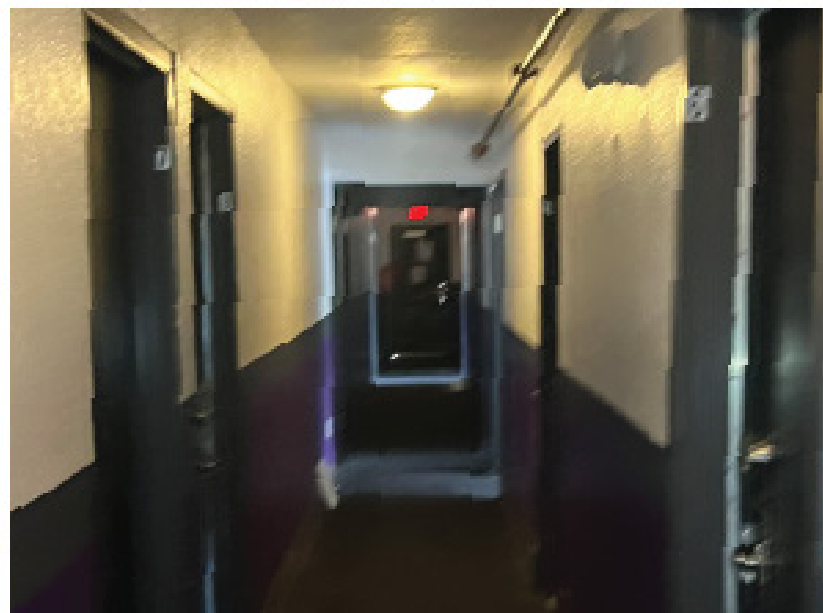
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MILLENNIUM
PROPERTIES R/E

*Court-Ordered Receiver Sale:
Multi-Family Property in DeKalb, IL*

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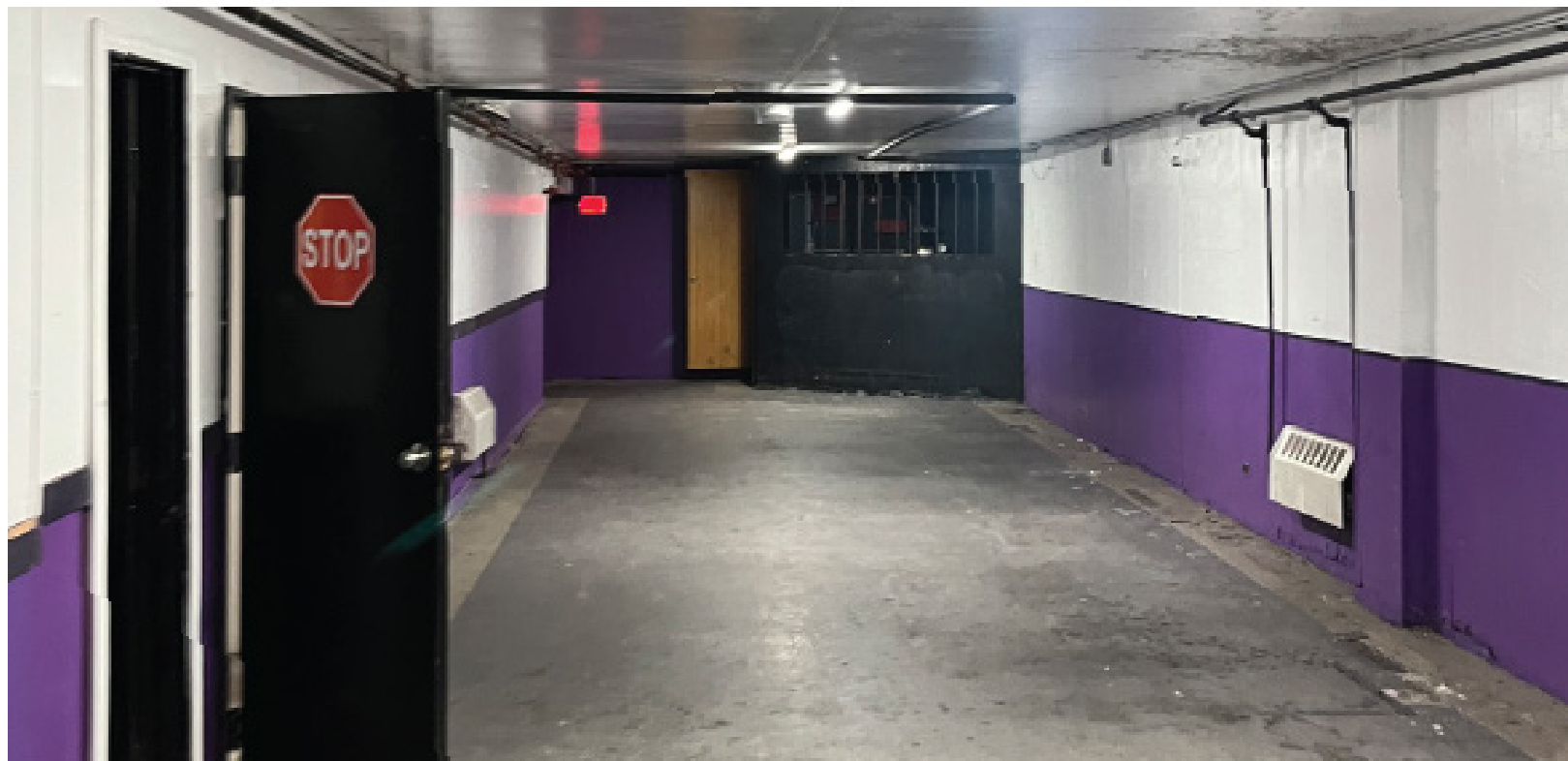
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