

# MILLENNIUM PROPERTIES R/E *For Sale: Two-Story Mixed-Use Property in Oak Park*

6533 W. North Ave., Oak Park, IL

**\$849,000**



## Property Highlights

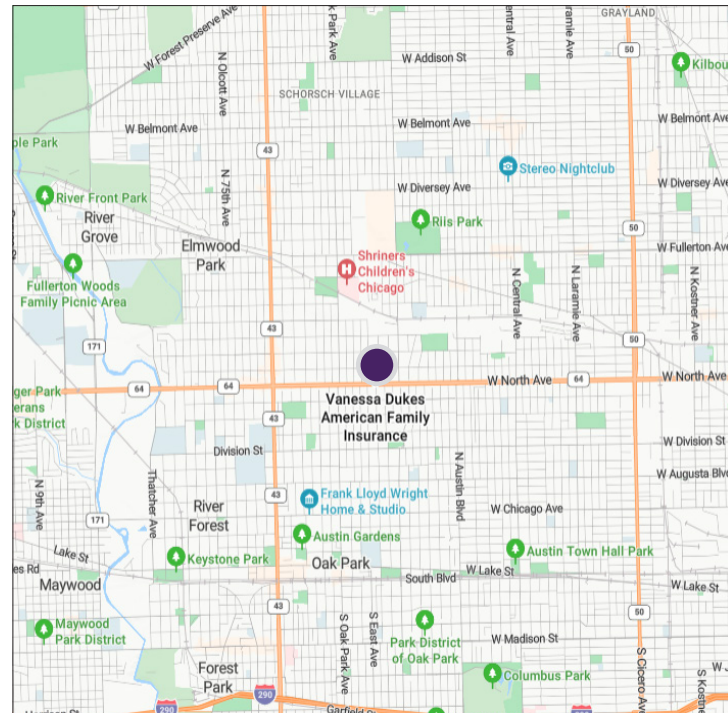
- Two-story, mixed-use building with strong unit mix
  - American Family Insurance Agency on the first floor
  - Three, one-bedroom apartments
  - One, two-bedroom apartment
  - Full basement with laundry and storage
- On-site parking for three cars
- Current gross income of approximately \$83,571.00
- Long-term tenants with upside potential
- Located on heavily trafficked North Avenue, with easy access to I-290
- Retailers in the area include: Jewel-Osco, Target, Lowe's, Pete's Fresh Market, Giordano's, Walmart, Autozone, CVS, Chase Bank, McDonald's and more
- Land area: 3,255 SF
- Traffic count: 26,794 vehicles daily
- Zoning: NA-North Avenue
- Real Estate Taxes (2024): \$16,501.29

## Property Overview

Situated on a 3,255 square foot site, this well-maintained, two-story mixed-use property featuring a mix of long-term tenants and stable cash flow. The building has had numerous improvements, including updating three of the apartments, new sump pump, hot water heater and new layer on the roof. The property is well maintained and in excellent condition. Positioned along North Avenue, the property benefits from strong visibility and accessibility. The surrounding area includes a mix of residential density, neighborhood retail and good access to public transportation.

The Village of Oak Park is one of the premier suburbs in the Chicagoland area, known for its strong residential base, historic character, and proximity to downtown Chicago.

DEMOGRAPHICS	2 Mile	5 Mile	10 Mile
Population	151,338	814,958	2,736,258
Households	56,255	297,715	1,108,110
Average HH Income	\$77,234	\$73,562	\$89,262



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