

7234 W. North Ave., Elmwood Park, IL

**\$75,000**



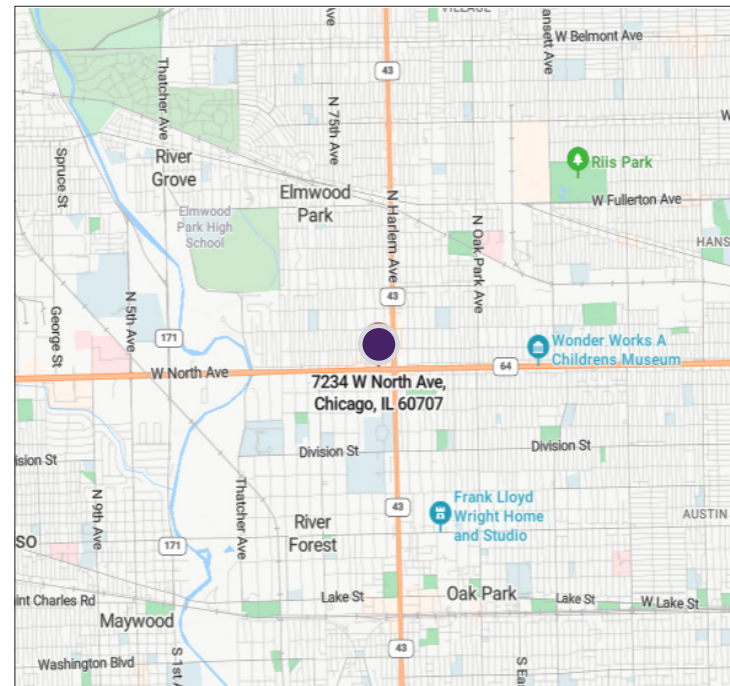
## Property Highlights

- Portfolio of office/retail condos totaling 7,970 SF at Cameo Towers, a 19-story commercial/residential condominium
- Three commercial units
  - Units 101/102/103 - 4,100 SF: Available
  - Units 105/107- 3,300 SF: Partially leased
  - Unit 207- 570 SF: Available
- 13 deeded garage parking spaces
- H&R Block has a three-year lease  
The scheduled rent is 45,600 annually
- Close proximity to Meacham Road interchange & I-90 Expressway
- Excellent visibility with exterior signage
- Traffic count: 34,677 vehicles daily
- Zoning: R-4 (B-1 & B-2 with special use allowed)
- Monthly assessments - \$4,167.03 (includes heat, air conditioning and water)
- Monthly parking fee - \$194.00
- Real Estate Taxes (2024): 28,080.77

## Property Overview

Located just west of the intersection at North and Harlem Avenues in Elmwood Park, these commercial condos are available for sale. Part of the Cameo Towers Building, there are 178 residential apartments and 20 commercial units. This is the perfect opportunity to occupy one or more suites and benefit from the rental stream from the lease with H&R Block and any new tenants. Nearby retailers include Walgreens, Panera Bread, CVS, McDonald's, several restaurants and more. The purchaser of the portfolio will be responsible for the special assessment.

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	2 Mile	5 Mile	10 Mile
Population	26,391	289,178	771,118
Households	9,597	101,637	257,160
Average HH Income	\$103,855	\$69,012	\$64,194

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