

300 E IRVING PARK RD.

MULTI-TENANT OFFICE BUILDING FOR SALE

Wood Dale, IL 60191



SIZE:

7,000 SF

ZONING:

C

ADDRESS:

300 E Irving Park Rd Wood Dale, IL 60191

SUMMARY:

7,000 SF Multi-Tenant Office Building With 7 Units Available. Great Investment Potential or Owner/User Property.

**MORKEN
& ASSOCIATES**

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3820 Ridge Pointe Drive, Geneva, IL 60134

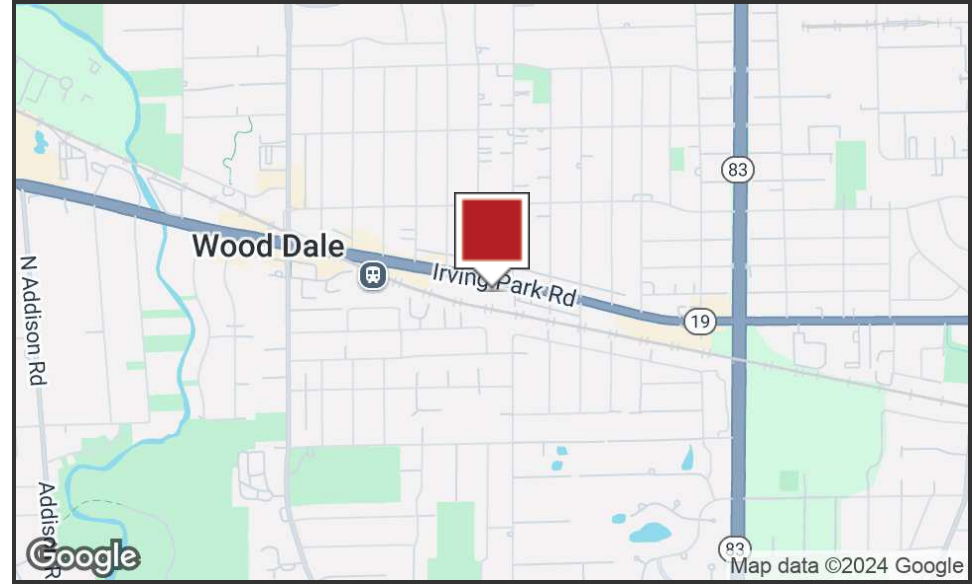
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BRIAN MORKEN

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$750,000
Building Size:	7,000 SF
Available SF:	7,000 SF
Lot Size:	22,767 SF
Price / SF:	\$107.14
Year Built:	1966

PROPERTY OVERVIEW

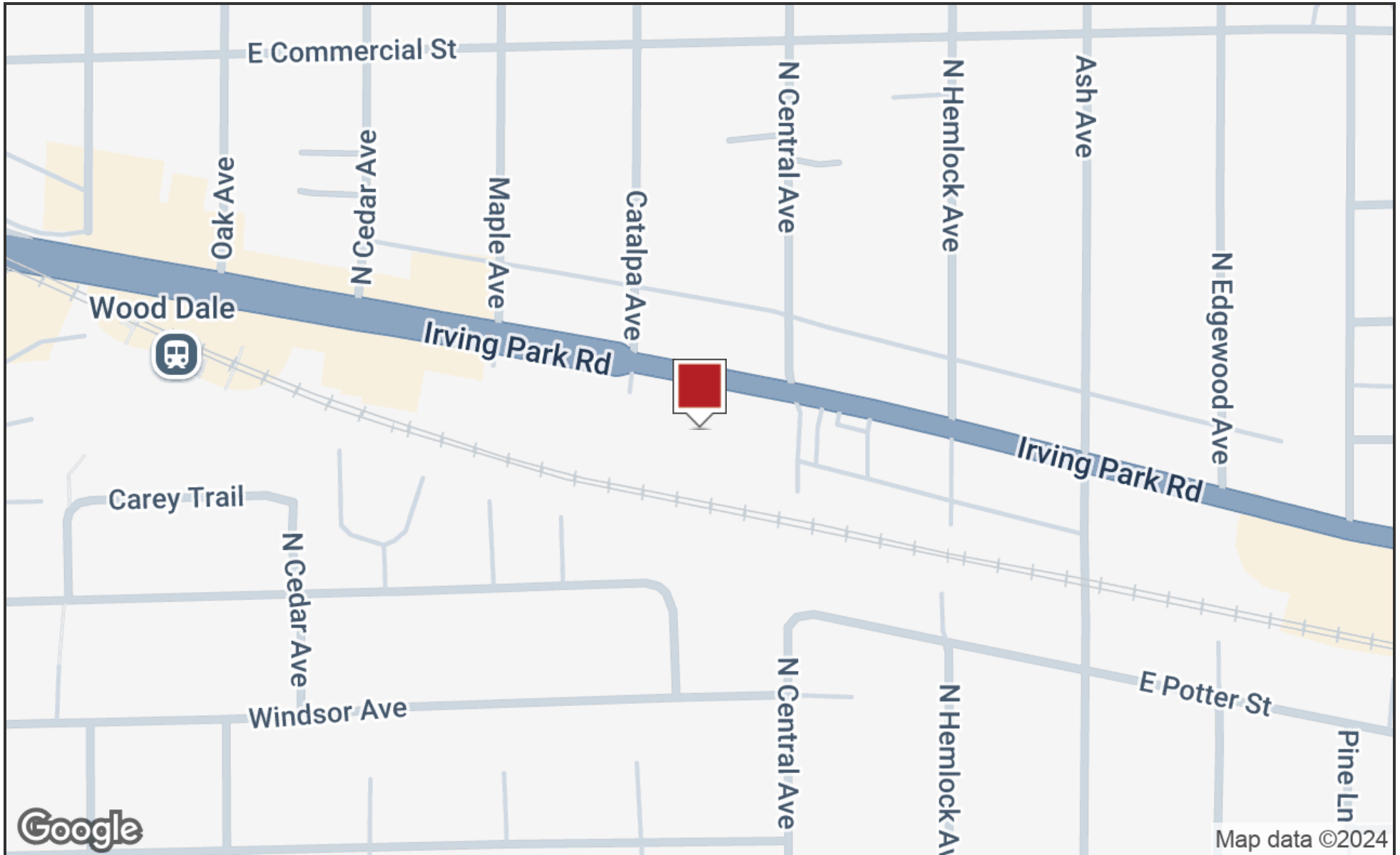
- Suite 1A is approximately 1,000 SF
- Suite 1B is approximately 700 SF and is available for lease STO
- Suite 1C is approximately 819 SF
- Suite 1D is approximately 438 SF
- Suite 1E is approximately 1,610 SF
- Suite 2A is approximately 658 SF and is available for lease STO
- Suite 2B is approximately 899 SF

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Location Map

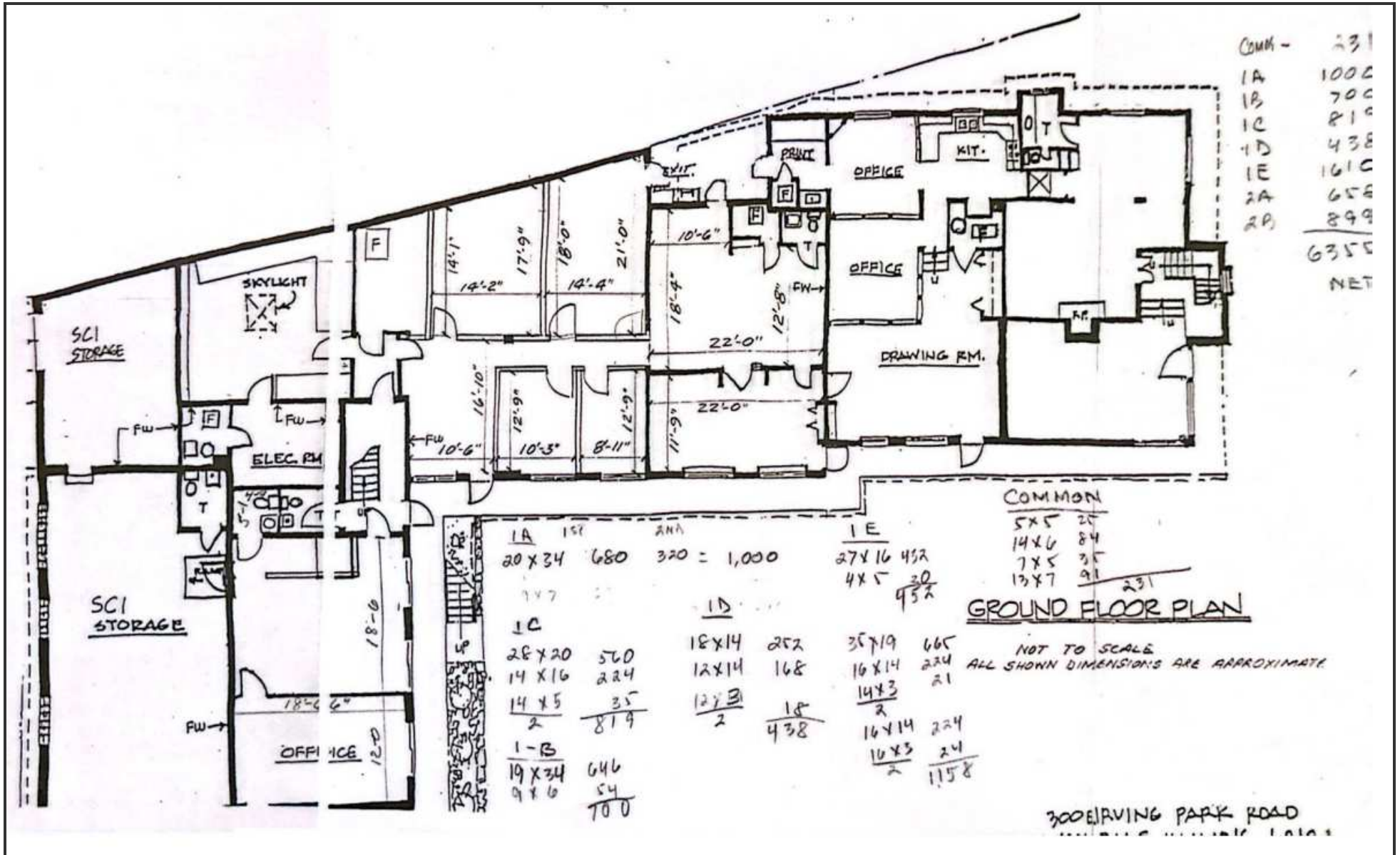


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1st Floor

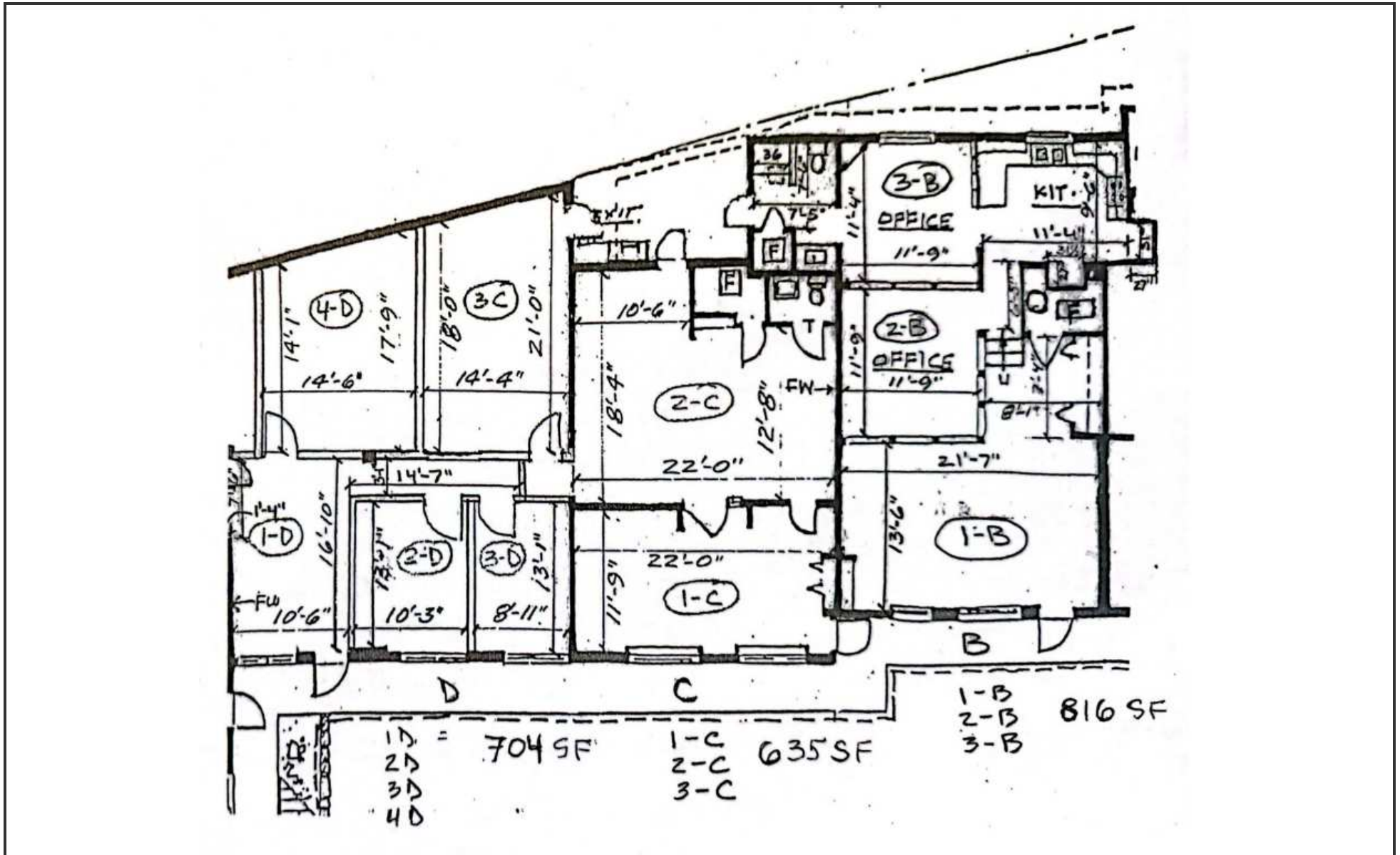


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1st Floor-Units B, C, & D

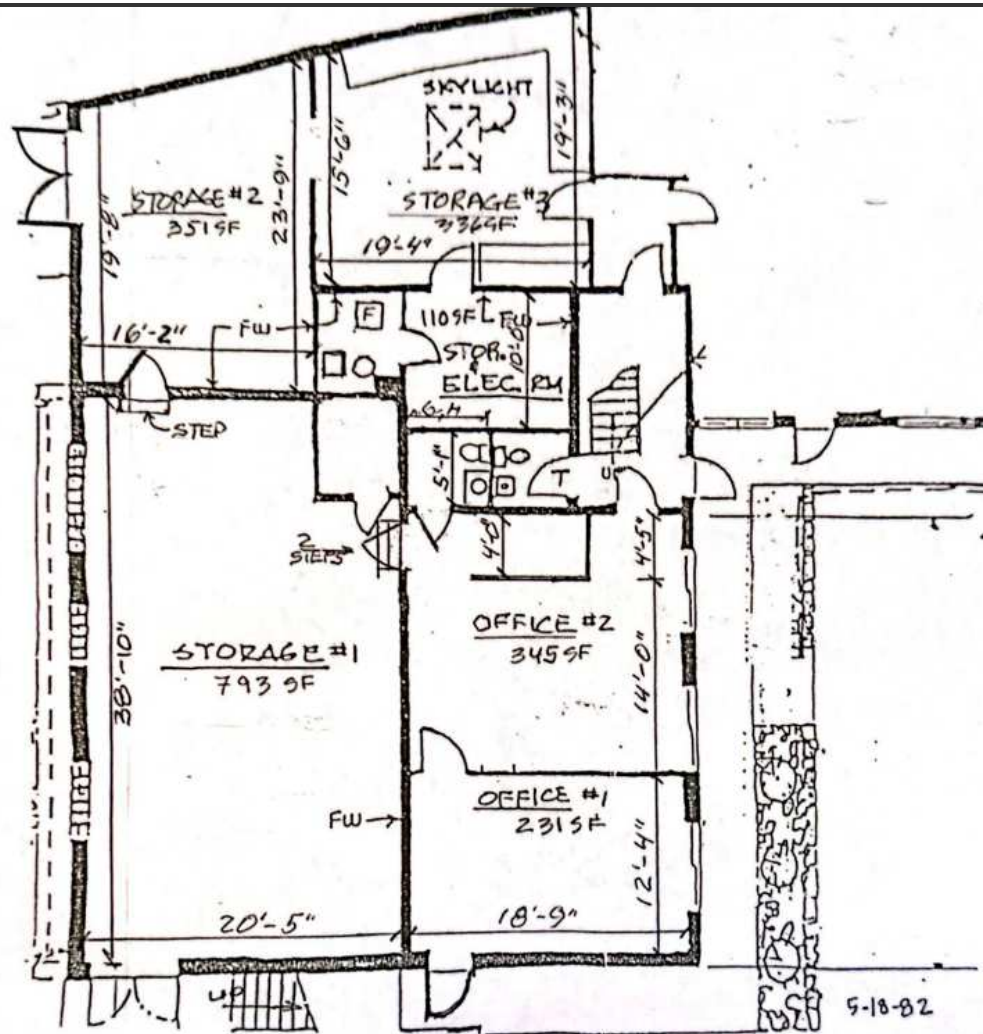


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1st Floor-Suite E



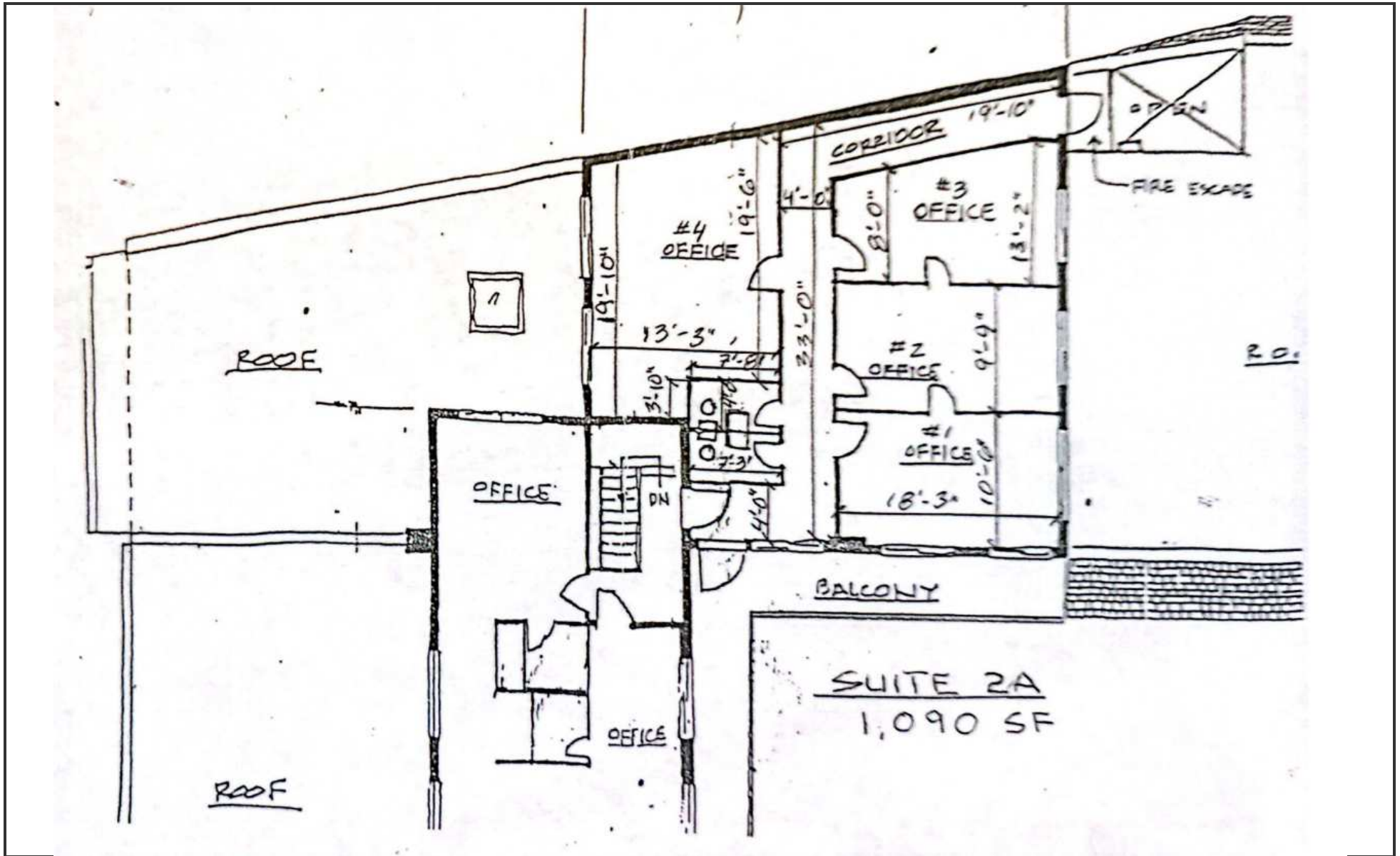
SUITE 1-E
OFFICE AREA 600 SF
STORAGE AREA 1590 SF

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2nd Floor-Suite A

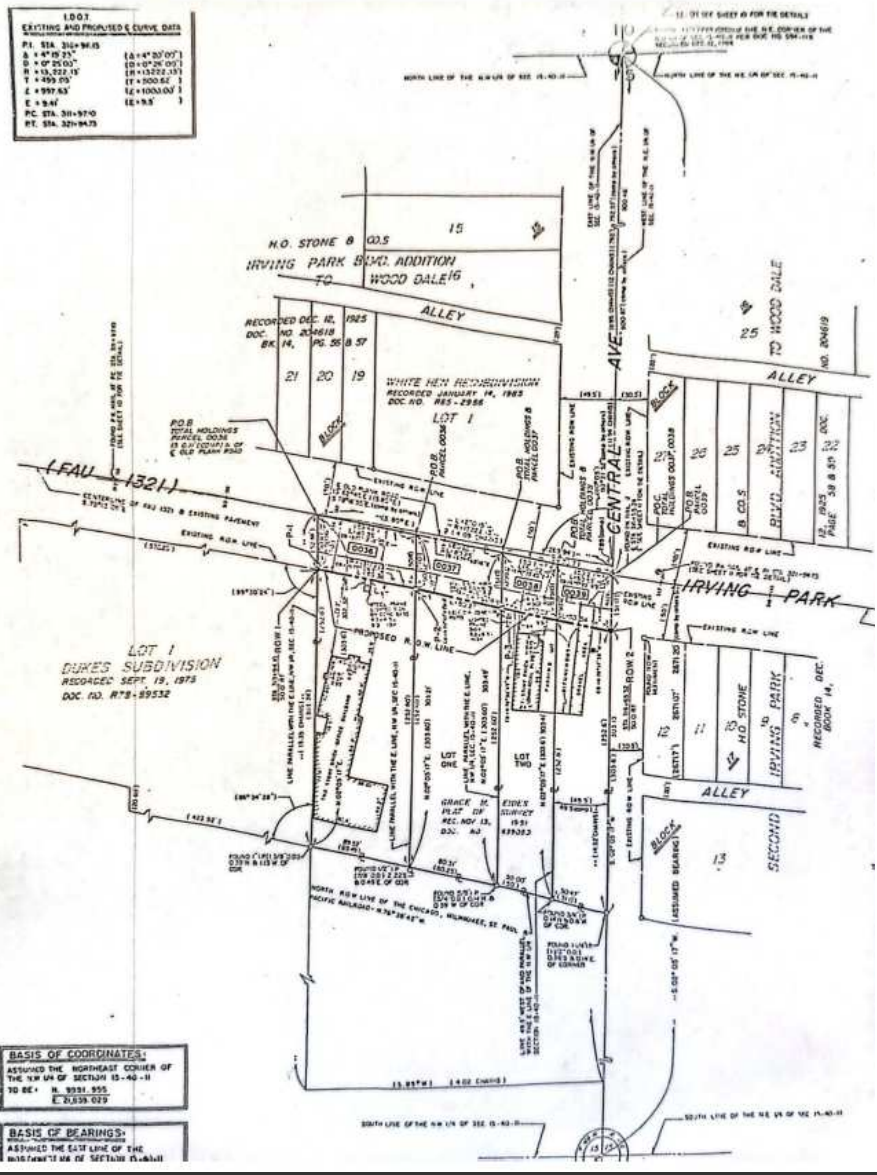


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Survey



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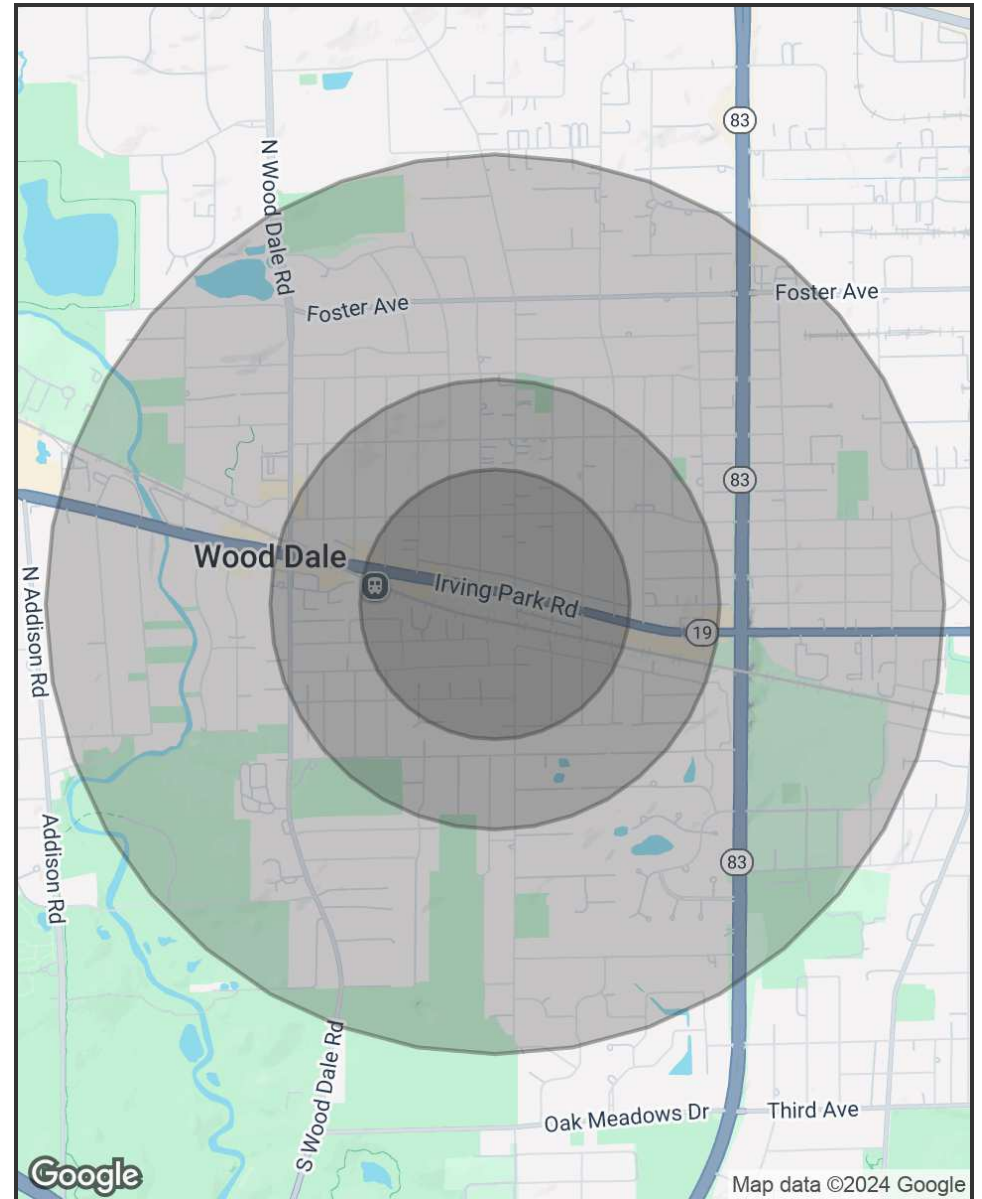
All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,744	4,521	12,475
Average Age	41	42	42
Average Age (Male)	40	41	41
Average Age (Female)	42	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	585	1,541	4,294
# of Persons per HH	3	2.9	2.9
Average HH Income	\$96,718	\$101,666	\$103,051
Average House Value	\$352,582	\$353,385	\$337,200

Demographics data derived from AlphaMap



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