

Contractor Building For Sale

OFFICE/ WAREHOUSE BUILDING 516 E BROADWAY ST, BRADLEY, IL



OFFERING SUMMARY

Sale Price:	\$275,000
Building Size:	1,975 SF
Lot Size:	6,746 SF
Price / SF:	\$139.24
Real Estate Taxes:	\$3,673
Year Built:	1970
Renovated:	2025
Zoning:	B-2

PROPERTY OVERVIEW

Position your business for success in this versatile 2,000 SF office/warehouse ideally located along highly trafficked Broadway in the heart of Central Bradley, Illinois. With excellent visibility and convenient access, this property offers the perfect blend of professional office space and functional warehouse area. The freshly painted and drywalled interior creates a clean, move-in-ready environment. The modernized office area features new flooring, a welcoming front reception area, a dedicated conference room, and two private offices-ideal for management, sales, or administrative use. A newly added kitchenette enhances convenience for staff and clients alike. The warehouse portion is equally impressive, boasting 14-foot ceilings, a 12' x 10' overhead door, and a separate walk-in door for easy loading and deliveries. A large mezzanine provides substantial additional storage space, maximizing operational efficiency without sacrificing floor area. The property is secured with surveillance video. Outside, a generous rear lot offers ample room for parking, equipment storage, or fleet vehicles-an uncommon advantage in a central location. Zoned C-2, this property supports a wide range of commercial uses. With strong traffic exposure, functional layout, and recent interior updates, this property is ready to support your business growth. Broker Owned.

Office Photos

OFFICE/ WAREHOUSE BUILDING 516 E BROADWAY ST, BRADLEY, IL



JOSEPH NUGENT, ALC
O: 815.929.9095
C: 815.509.9005
jnugent@nugentcurtis.com



Warehouse Photos

OFFICE/ WAREHOUSE BUILDING 516 E BROADWAY ST, BRADLEY, IL

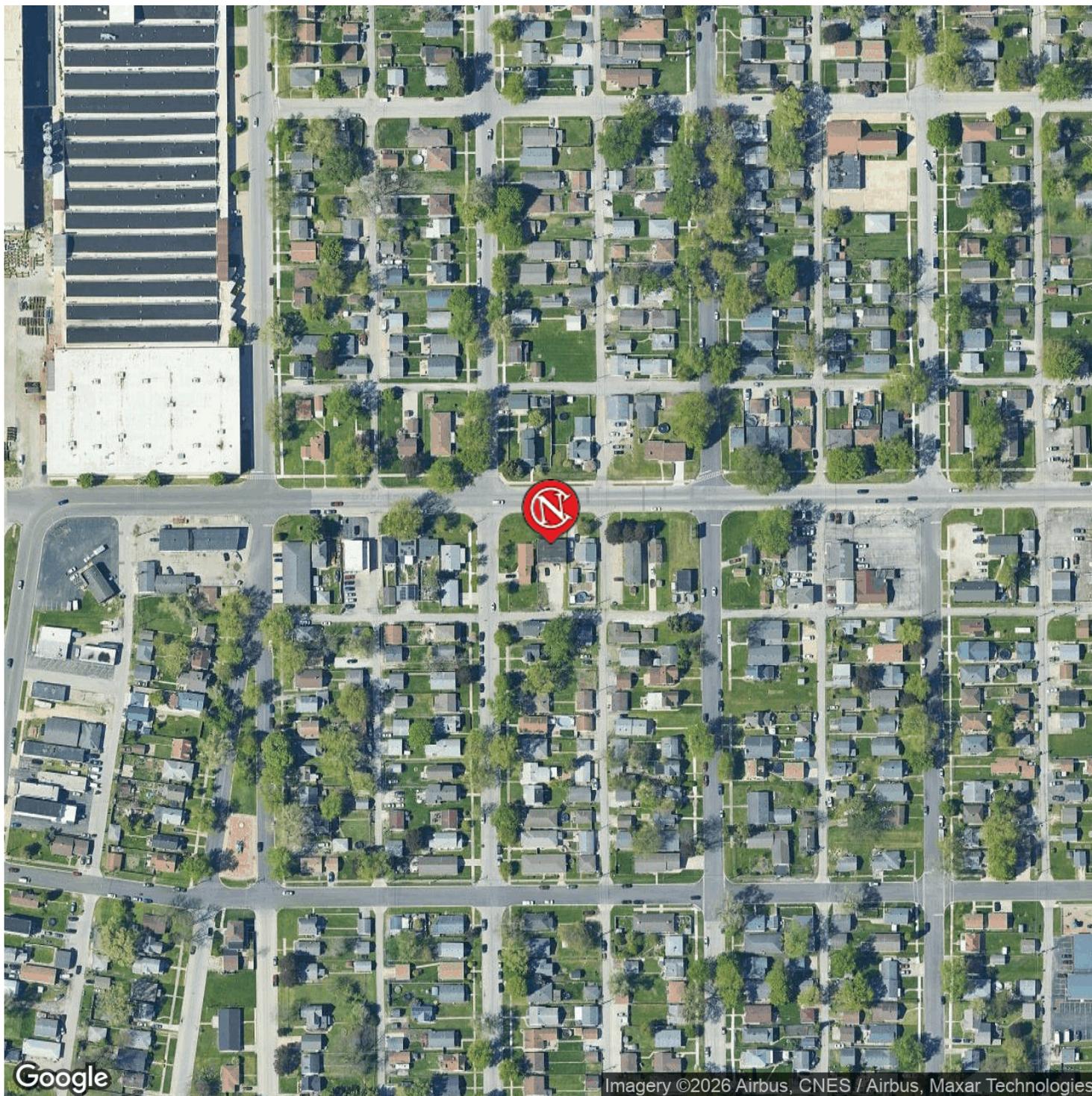


JOSEPH NUGENT, ALC
O: 815.929.9095
C: 815.509.9005
jnugent@nugentcurtis.com



Aerial Map

OFFICE BUILDING FOR SALE 516 E BROADWAY ST, BRADLEY, IL

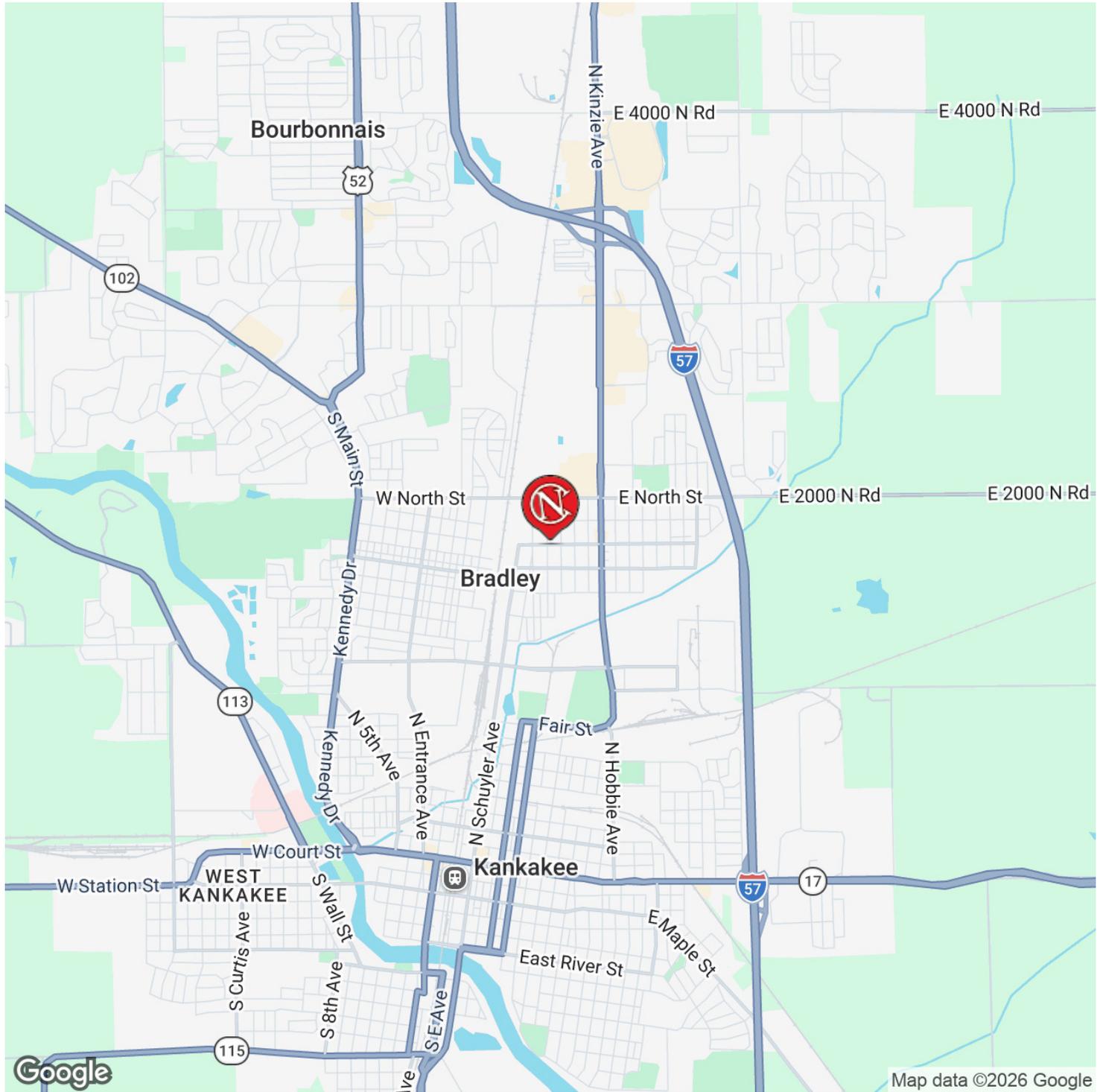


JOSEPH NUGENT, ALC
O: 815.929.9095
C: 815.509.9005
jnugent@nugentcurtis.com



Location Map

OFFICE/ WAREHOUSE BUILDING 516 E BROADWAY ST, BRADLEY, IL

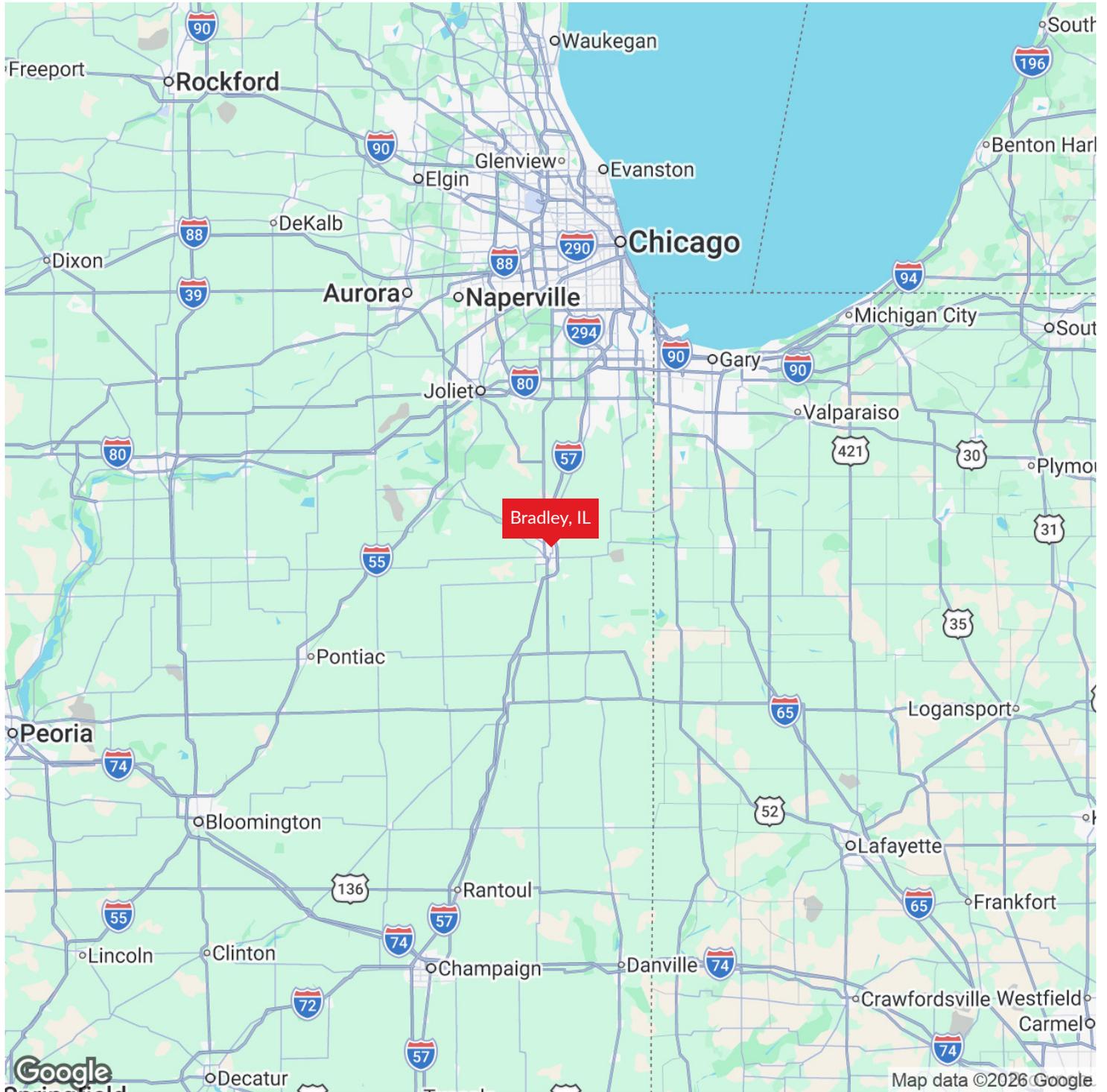


JOSEPH NUGENT, ALC
O: 815.929.9095
C: 815.509.9005
jnugent@nugentcurtis.com



Regional Map

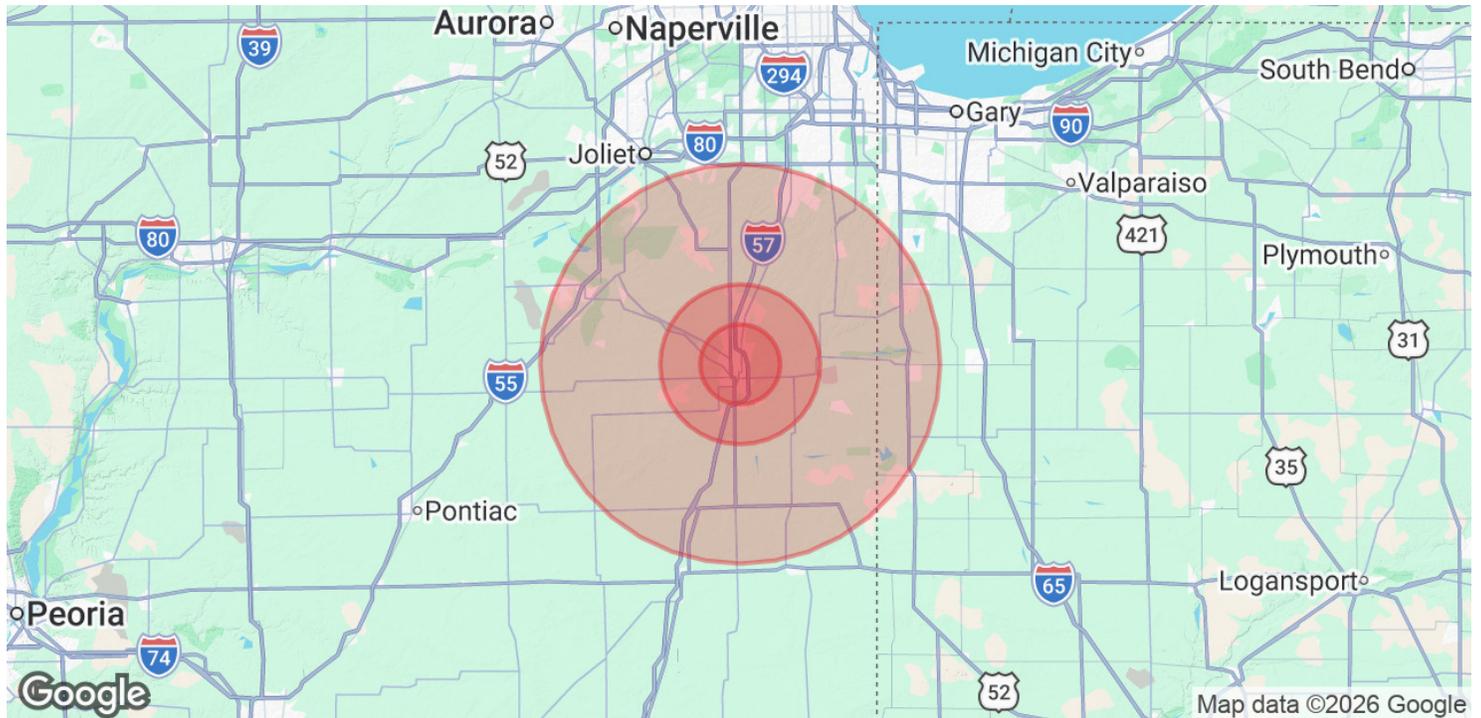
OFFICE/ WAREHOUSE BUILDING 516 E BROADWAY ST, BRADLEY, IL



JOSEPH NUGENT, ALC
O: 815.929.9095
C: 815.509.9005
jnugent@nugentcurtis.com

Demographics Map & Report

OFFICE/ WAREHOUSE BUILDING 516 E BROADWAY ST, BRADLEY, IL



POPULATION	5 MILES	10 MILES	25 MILES
Total Population	67,309	92,272	277,512
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total Households	25,709	35,838	105,894
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$85,622	\$90,511	\$113,358
Average House Value	\$207,448	\$224,918	\$299,560

Demographics data derived from AlphaMap