

# REAL ESTATE AUCTION

## NOVEMBER 7, 2024

### 14,680 SQ. FT. PROFESSIONAL MEDICAL/ SURGERY CENTER/OFFICE CONDOMINIUM

8510-8514 BROADWAY, MERRILLVILLE, IN

Ideal for various uses, including office, the now vacant property was used as a surgery center and office up-to April 2024. Built in 1992, multiple renovations enhanced the space over the past 20 years. 108 parking spots. Easy access to Chicago and immediate access to a wide array of hospitals, retail, office, and hospitality.

**Previously Valued Over \$3,000,000**  
**Suggested Opening Bid \$950,000**

On-site inspections from noon to 2pm on  
Oct. 9, 15, 22, and 31.

FOR INFORMATION CONTACT

**Rick Levin & Associates, Inc. | *since 1991***  
**312.440.2000 | [www.ricklevin.com](http://www.ricklevin.com)**

IN CONJUNCTION WITH RICK LEVIN, LICENSED INDIANA  
AUCTIONEER & COMMERCIAL IN-SITES, LLC