

300 E IRVING PARK RD.

MULTI-TENANT OFFICE BUILDING FOR SALE

Wood Dale, IL 60191



SIZE:

7,000 SF

ADDRESS:

300 E Irving Park Rd Wood Dale, IL 60191

ZONING:

C

SUMMARY:

7,000 SF Multi-Tenant Office Building With 7 Units Available.

MORKEN
& ASSOCIATES

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630.567.7800 | morkenassociates.com

BRIAN MORKEN

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$700,000
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-Occupied- \$1,166.00/month
- Suite 1B is approximately 700 SF and is available for lease STO
- Suite 1C is approximately 819 SF and is available for lease STO
- Suite 1D is approximately 438 SF and is available for lease STO
- Suite 1E is approximately 1,610 SF-owner occupied-will be vacant at closing
- Suite 2A is approximately 658 SF and is available for lease STO
- Suite 2B is approximately 899 SF-Occupied- \$745.00/month

PROPERTY HIGHLIGHTS

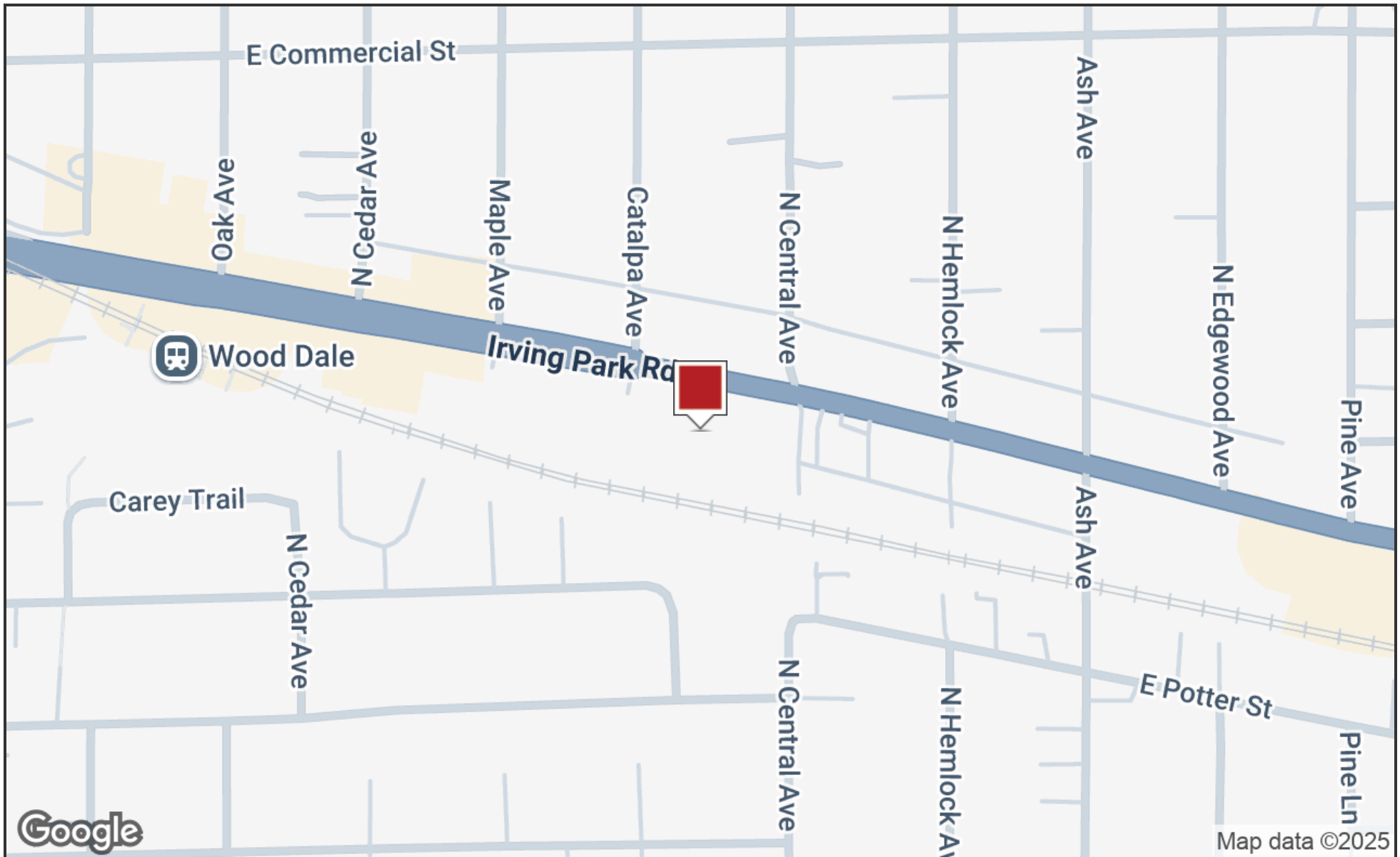
Great Investment Potential or Owner/User Property.

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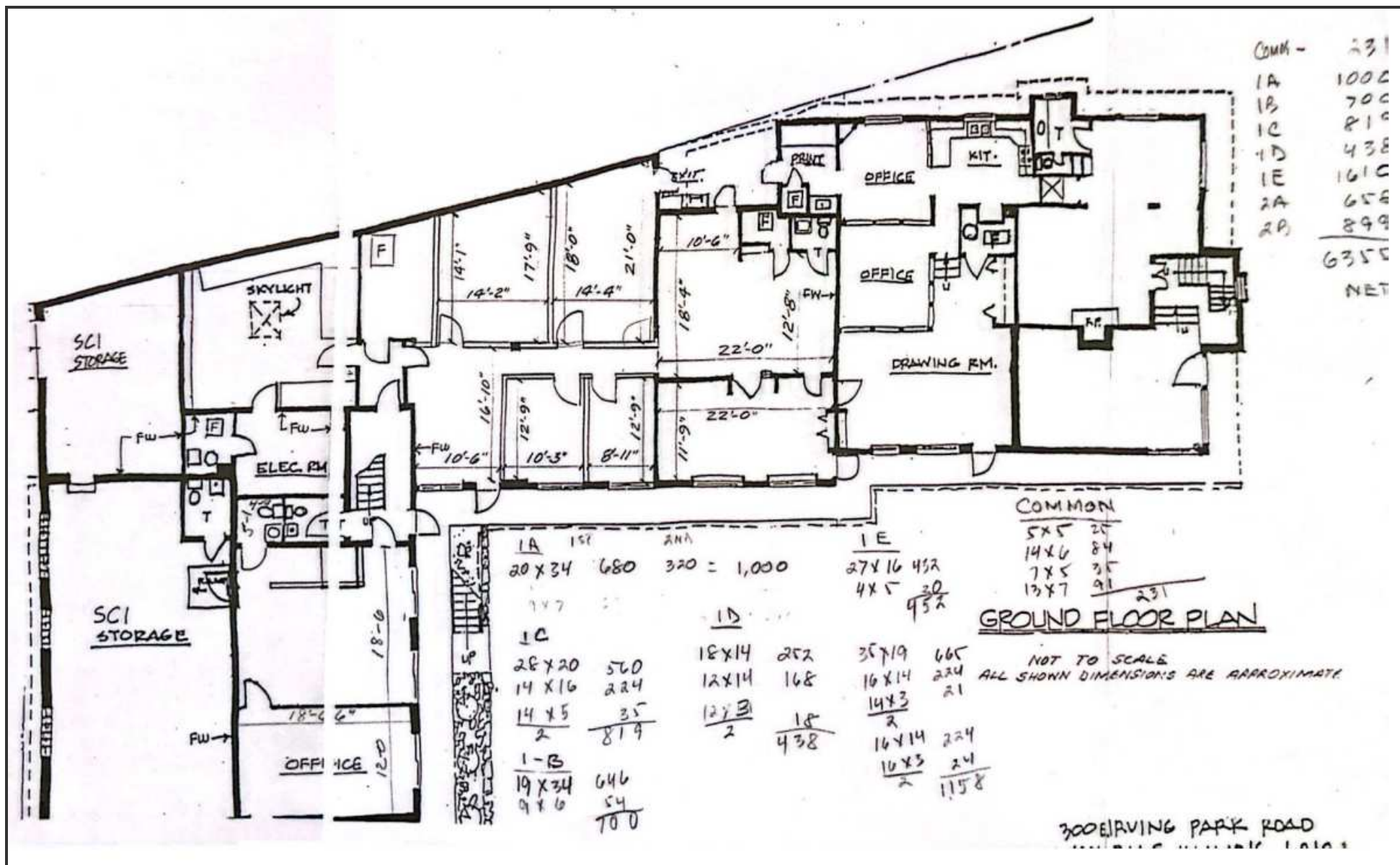
Location Map



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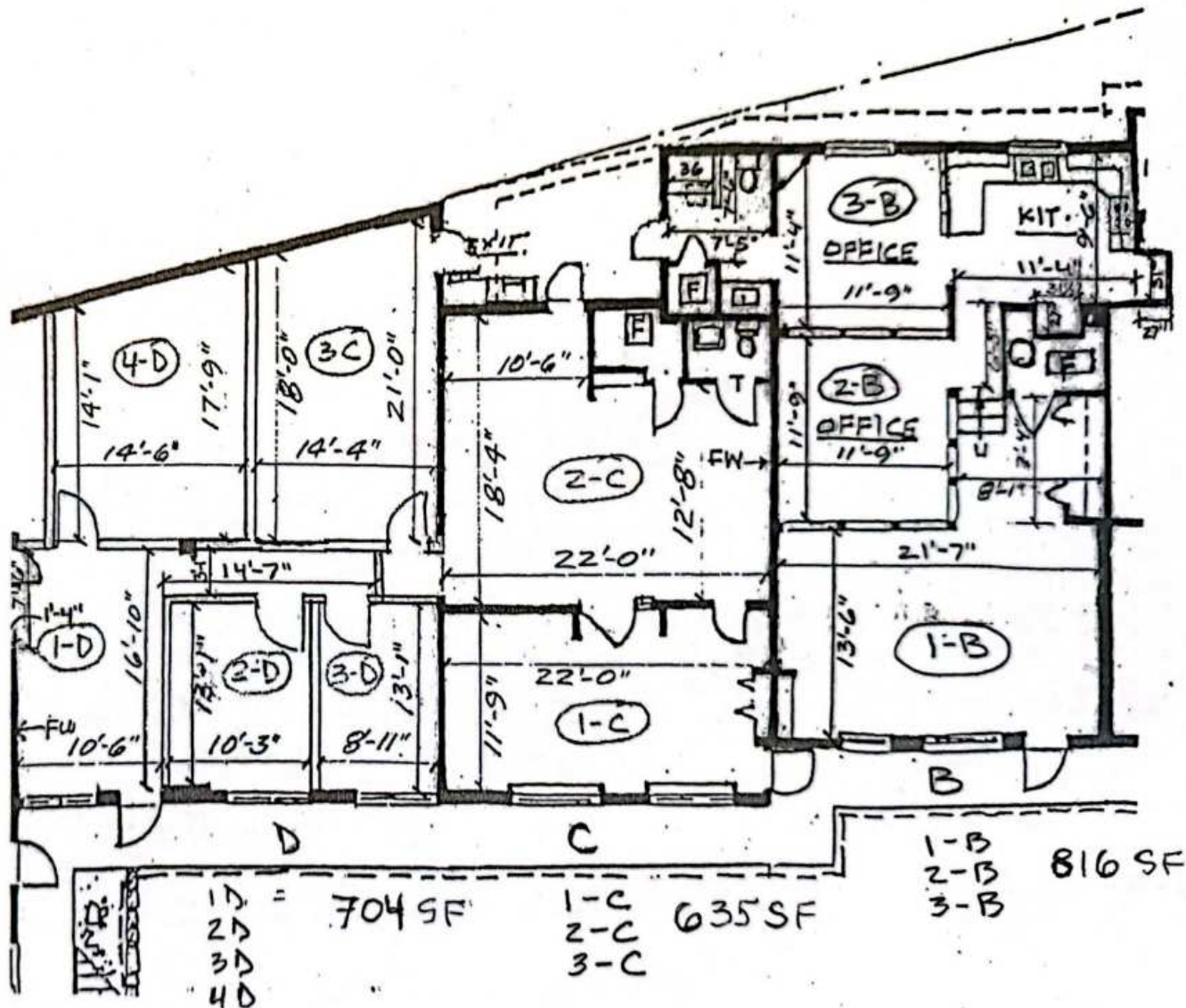
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1st Floor-Units B, C, & D

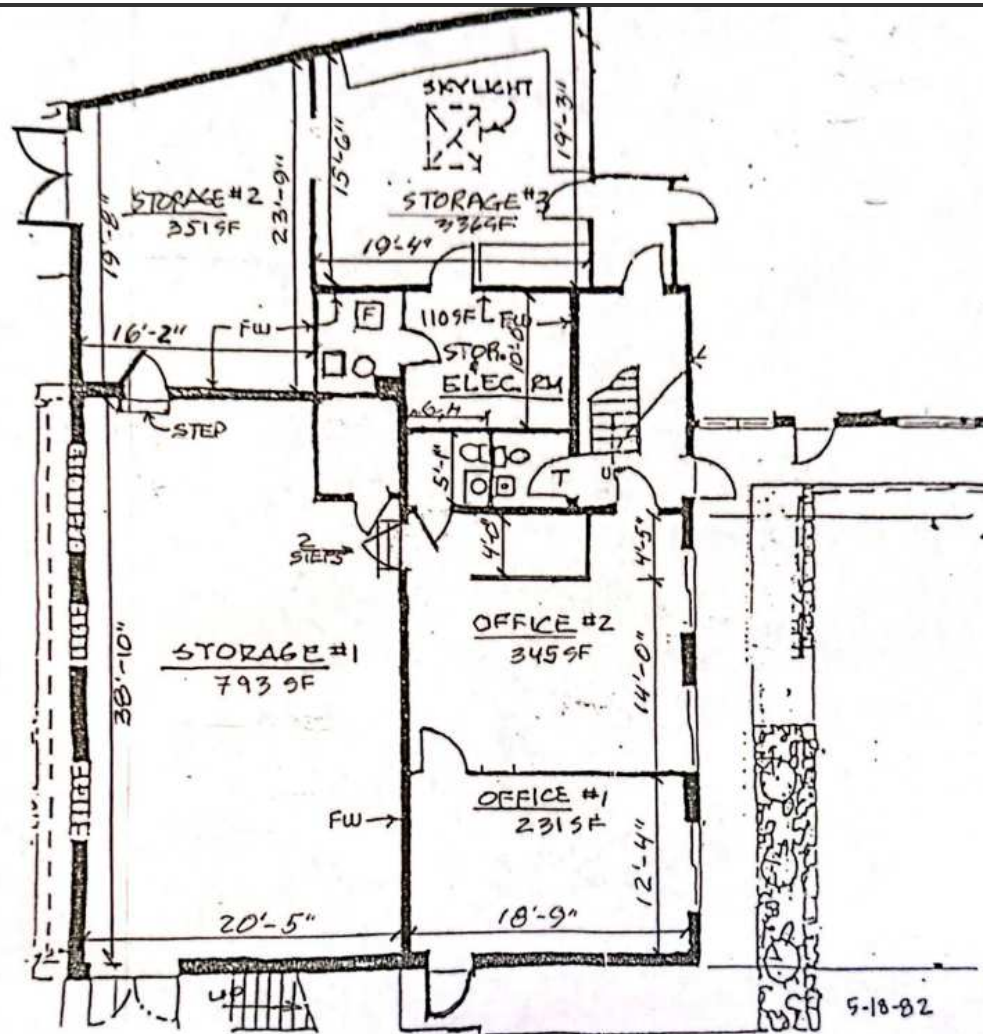


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1st Floor-Suite E



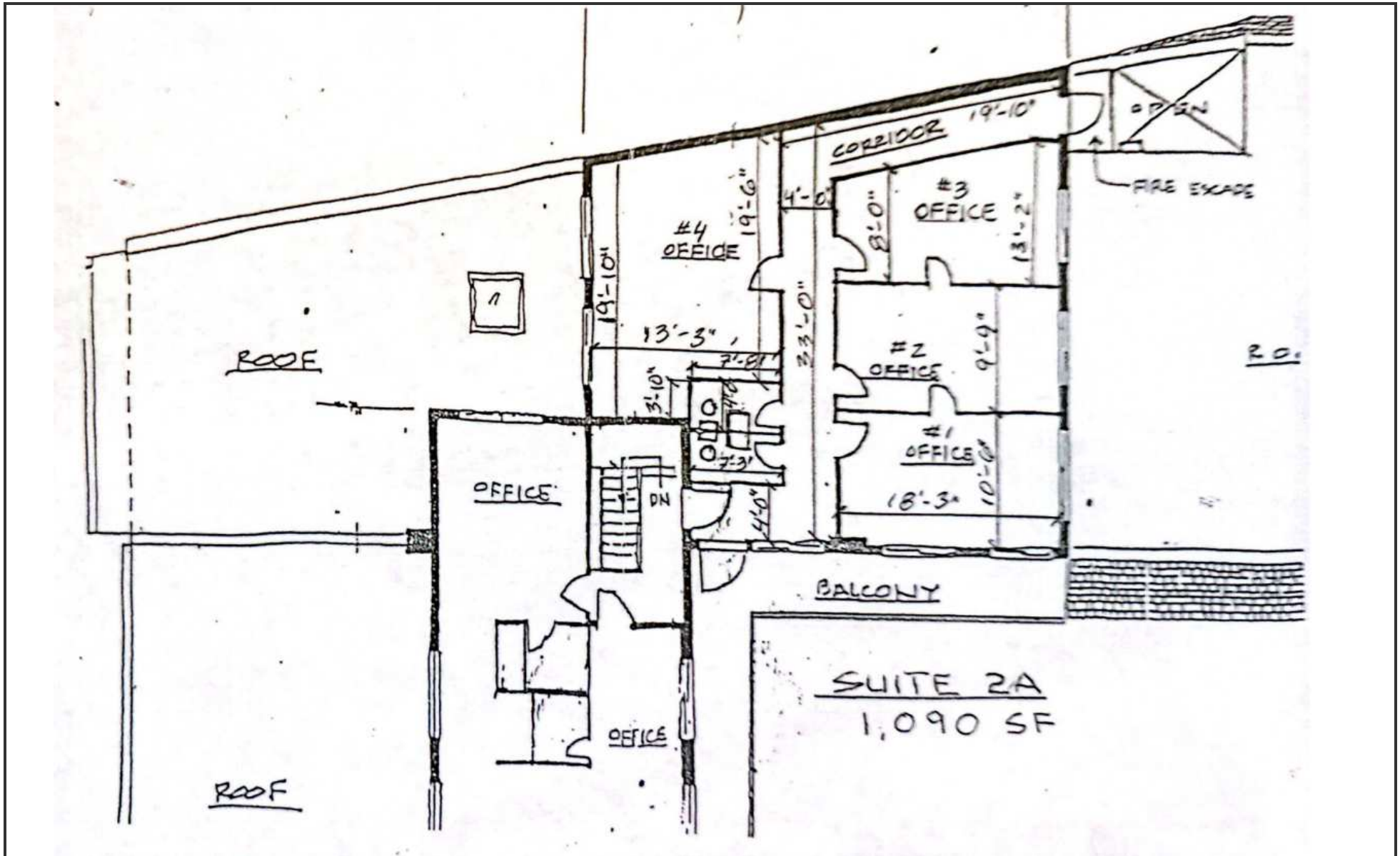
SUITE 1-E

OFFICE AREA 600 SF
STORAGE AREA 1590 SF

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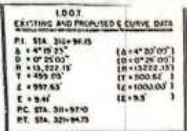
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BASIS OF BEARINGS:
ASSUMED THE EAST LINE OF THE
MAGNETIC LINE OF SECTION 36-31-11

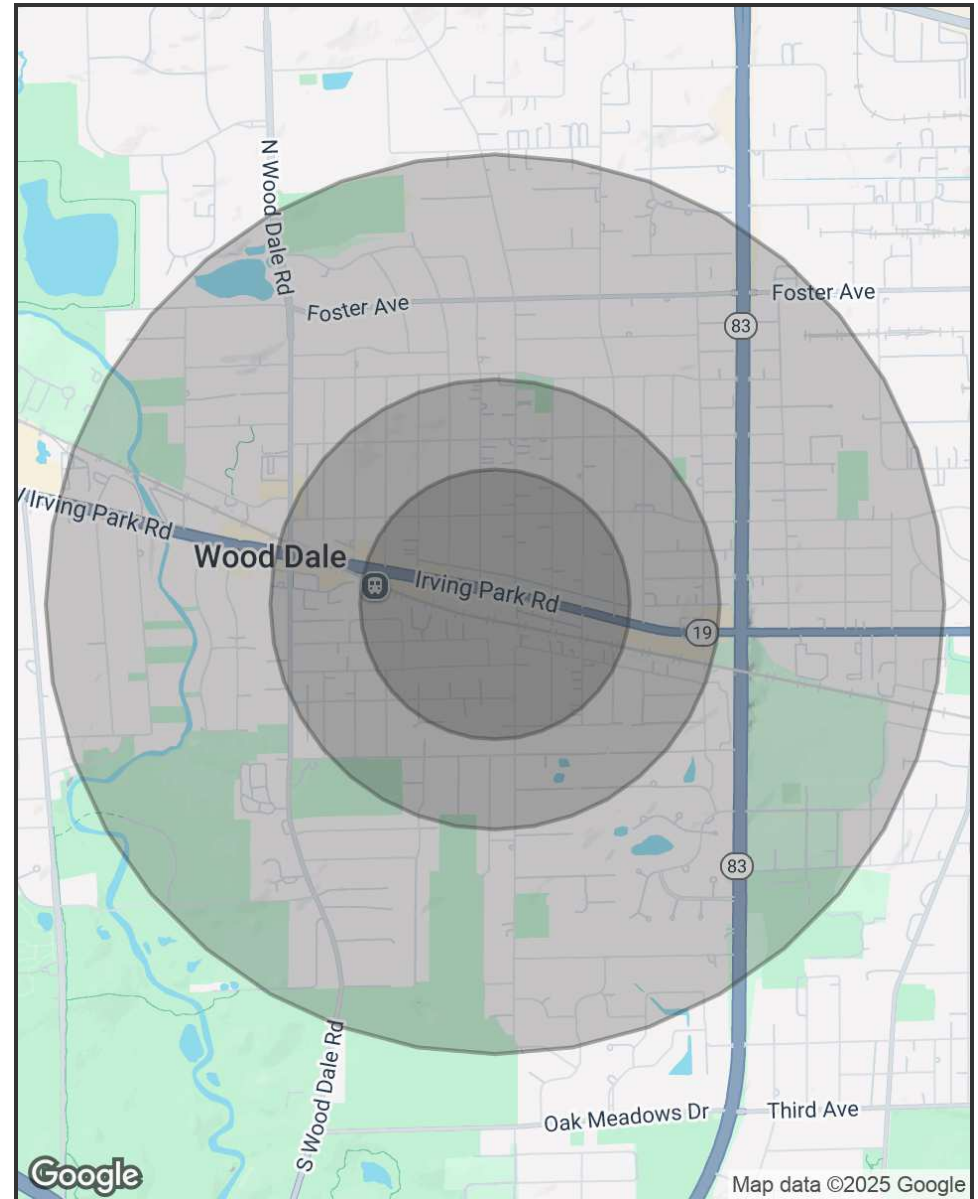
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Demographics Map & Report

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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