

## 1415 W 51st St Unit 1



### 360° VIRTUAL TOUR

#### PROPERTY DESCRIPTION

Perfect owner/user opportunity in Rosedale/Brentwood neighborhood. This move-in ready property is ideally located just off of Burnet between 45th and Koenig Lane with nearby restaurants, shopping and other amenities. It is an efficient floor plan with three offices, a lobby, break room and tea station that could suit a number of professional, administrative or medical users. Cash flowing lease in place with flexible lease term.

#### PROPERTY HIGHLIGHTS

- Owner/User or Investment Opportunity
- Rosedale/Brentwood Neighborhood
- Nearby Amenities
- Move-In Ready
- Efficient Floor Plan
- Soundproofing Added to Offices
- 2 Reserved Parking Spaces

#### OFFERING SUMMARY

Sale Price:	\$620,000
Lot Size:	7,430 SF
Building Size:	884 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,065	71,848	159,698
Total Population	17,825	156,356	342,392
Average HH Income	\$128,842	\$129,310	\$136,358

Chris Gerlach, SIOR

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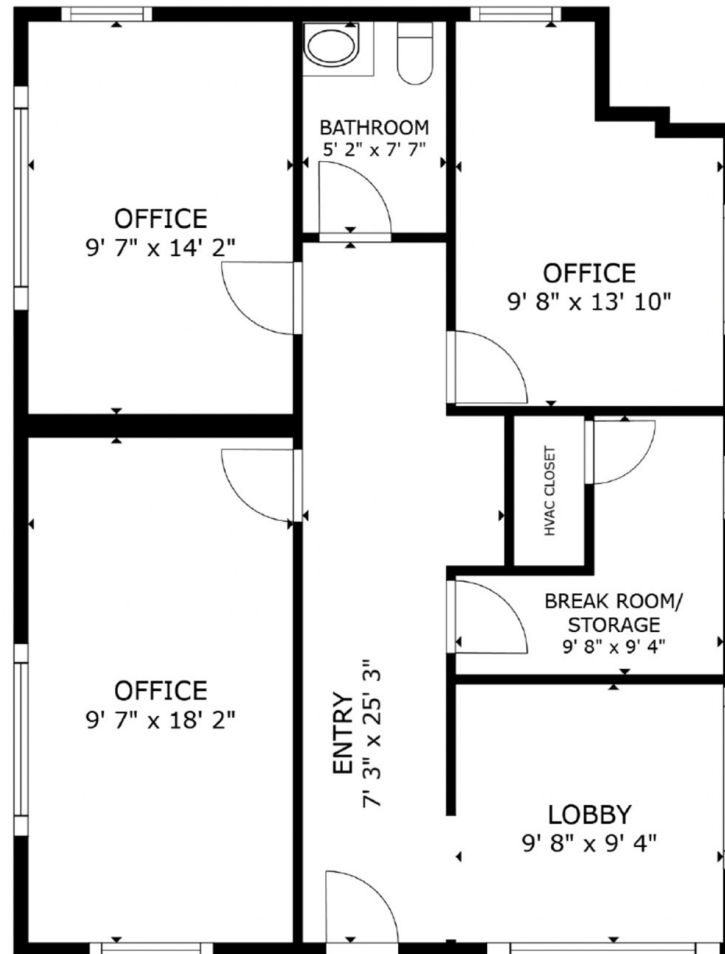


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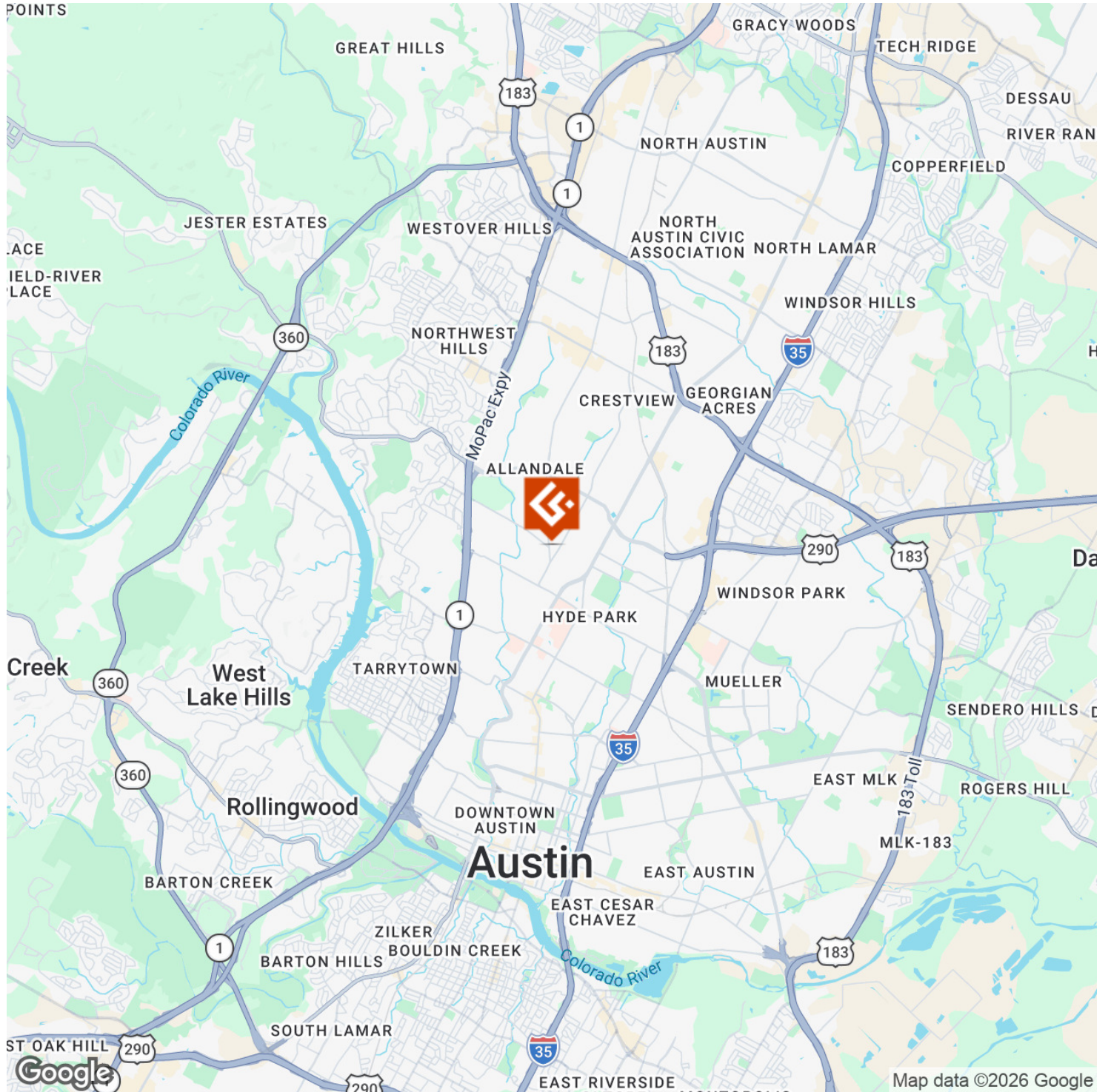
FLOOR PLAN

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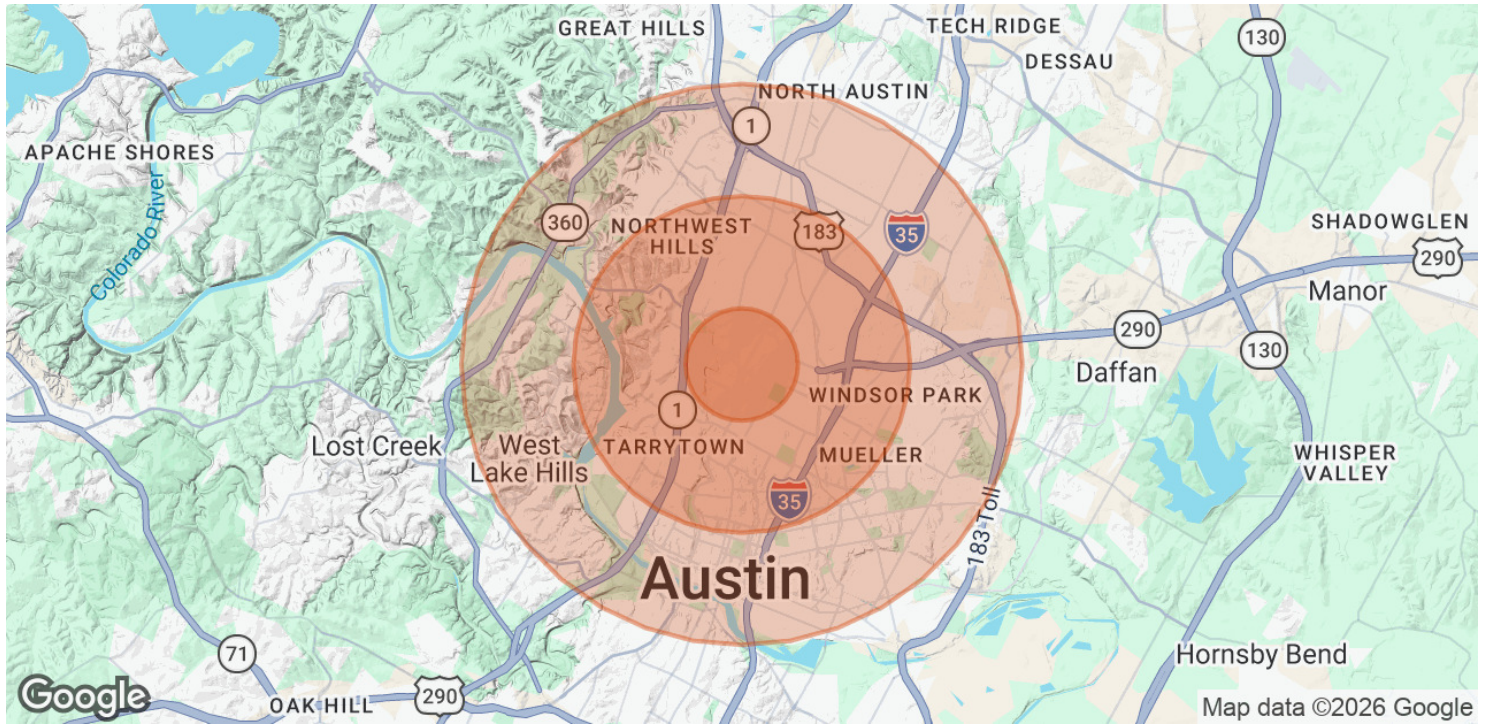


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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,825	156,356	342,392
Average Age	35.2	34.1	35.6
Average Age (Male)	36.5	33.9	35.8
Average Age (Female)	34.8	34.6	36.0

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	9,065	71,848	159,698
# of Persons per HH	2.0	2.2	2.1
Average HH Income	\$128,842	\$129,310	\$136,358
Average House Value	\$749,214	\$861,540	\$798,586

2023 American Community Survey (ACS)

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