

SALE

" THE BACON MANSION" LOWELL HISTORICAL BUSINESS DISTRICT TWO-STORY ITALIANATE STYLE COMMERCIAL GEM

427 E Commercial Avenue LOWELL, IN 46356



PROPERTY DESCRIPTION

Discover an exceptional opportunity for retail and restaurant investment at this prime property in the NWI - South Lake County area. Boasting a 4,016 SF building with one unit, this versatile space, built in 1865 and renovated in 1995, offers a historic charm combined with modern functionality. Zoned for commercial use, Mixed use residential opportunity. , this property provides a perfect canvas for businesses to thrive. Its strategic location within the NWI - South Lake County market Downtown Thriving Lowell Indiana Minutes from major highways, 30 min from Chicagoland ensures excellent visibility and accessibility for customers. Don't miss the chance to make your mark in this dynamic area with the unique potential of this property.

PROPERTY HIGHLIGHTS

- - 4,016 SF building with historic charm and 2-story layout
- - Versatile space with previous restaurant and living quarters
- - Basement with exterior exit, storage, and sinks
- - Zoned for commercial use with residential possibility

OFFERING SUMMARY

Sale Price:	\$475,000
Number of Units:	1
Lot Size:	10,752 SF
Building Size:	4,016 SF

DEMOGRAPHICS	1 MILE	10.5 MILES	20 MILES
Total Households	2,530	34,258	234,109
Total Population	6,613	91,619	601,608
Average HH Income	\$101,895	\$116,910	\$96,974

Nancy Frigo
219 746 4334

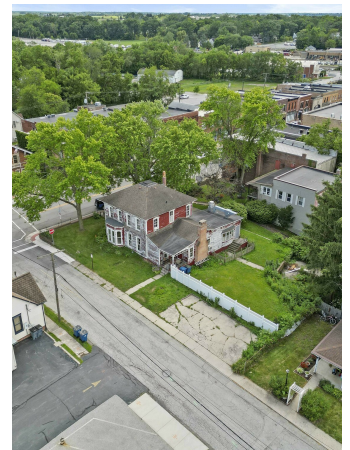
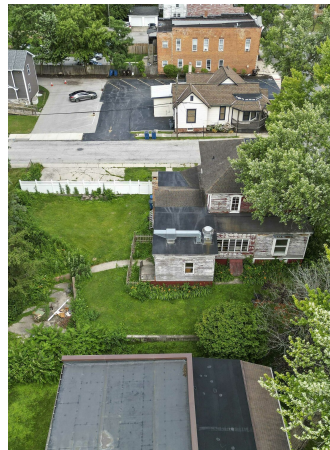
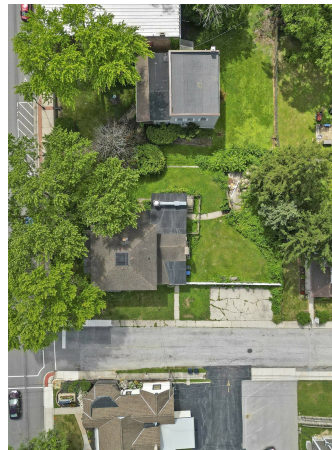


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The Bacon Mansion

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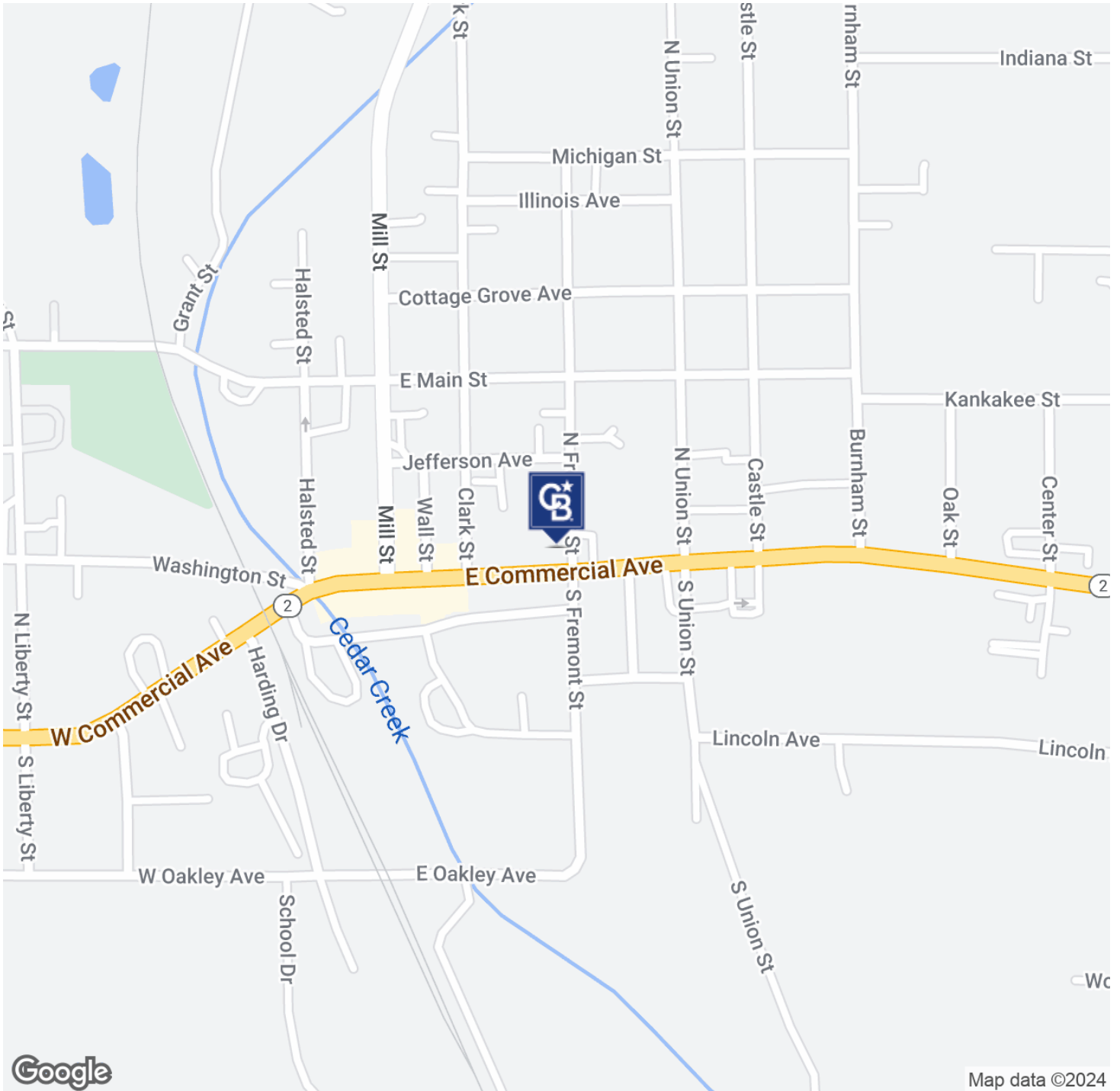


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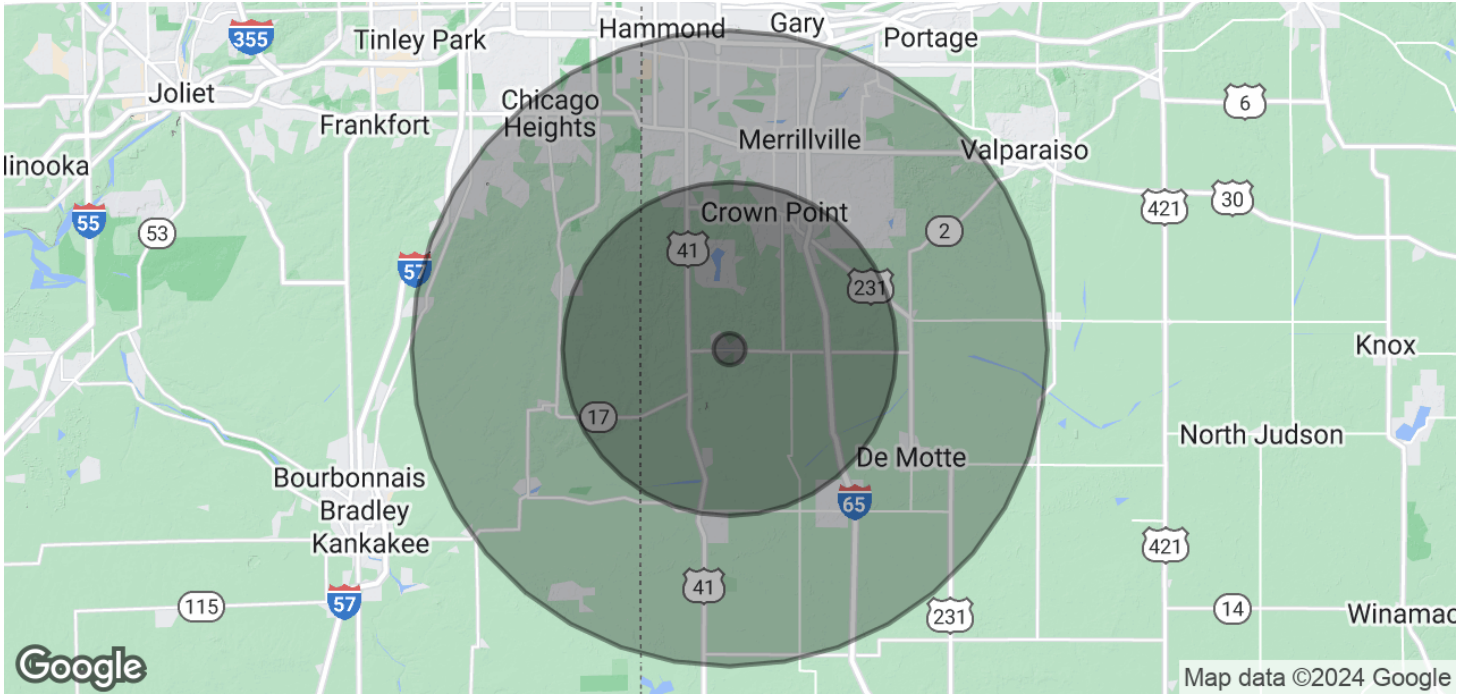


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POPULATION

	1 MILE	10.5 MILES	20 MILES
Total Population	6,613	91,619	601,608
Average Age	40	41	41
Average Age (Male)	38	40	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME

	1 MILE	10.5 MILES	20 MILES
Total Households	2,530	34,258	234,109
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$101,895	\$116,910	\$96,974
Average House Value	\$271,409	\$348,244	\$261,516

Demographics data derived from AlphaMap

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