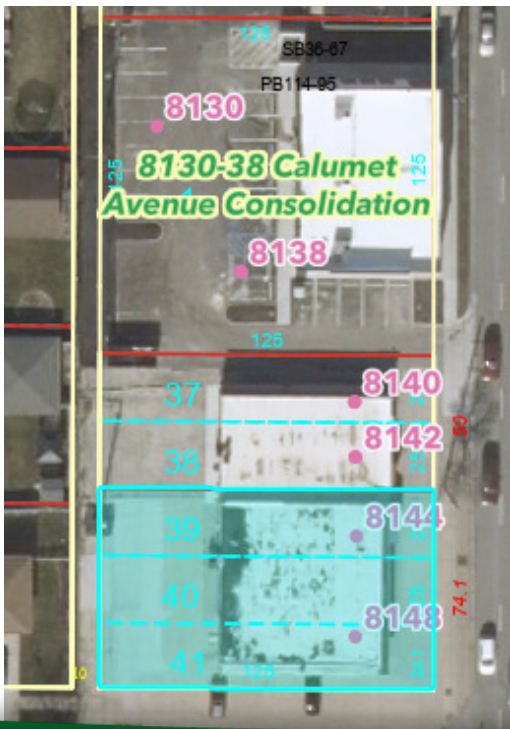


# 8146 CALUMET AVE, MUNSTER, IN 46321



For more information, please contact:

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# SALE OF 8146 CALUMET AVE

8146 Calumet Ave, Munster, IN 46321



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Sale Price:** \$649,000

**Price / SF:** \$181.95

**Lot Size:** 0.21 Acres

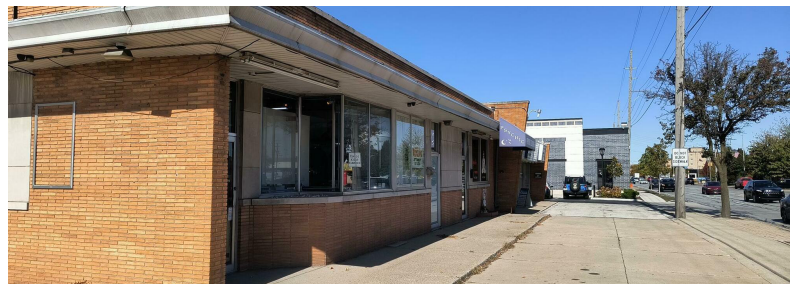
**Year Built:** 1958

**Building Size:** 3567 SF

**Zoning:** Office Building

### PROPERTY HIGHLIGHTS

- Three unit retail/office building for sale
- Corner lot on Calumet Avenue
- Two units (2,367sf) occupied, one unit (1,200sf) available for lease
- Ample parking in rear of the building
- Located within 5 minutes of the expressway



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# SALE OF 8146 CALUMET AVE

8146 Calumet Ave, Munster, IN 46321



## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of Munster, IN. This 3,567 SF office building, constructed in 1958, is attractively zoned for office use, offering a versatile space for a range of business endeavors. Comprising three units, with two occupied at 2,367 SF and one 1,200 SF unit available for lease, the property provides ample parking at the rear for convenience. Strategically positioned on a corner lot along Calumet Avenue and within 5 minutes of the expressway, this property presents a compelling opportunity for office building investors seeking to add a valuable asset to their portfolio.

### LOCATION DESCRIPTION

This property is located on Calumet Avenue in Munster, minutes south of the expressway. Munster is a suburban town in Lake County, Indiana. It is in the Chicago metropolitan area, approximately 30 miles southeast of the Chicago Loop, and shares municipal boundaries with Hammond to the north, Highland to the east, Dyer and Schererville to the south, and Lansing and Lynwood directly west over the Illinois border. Munster's population was 23,894 at the 2020 US Census.

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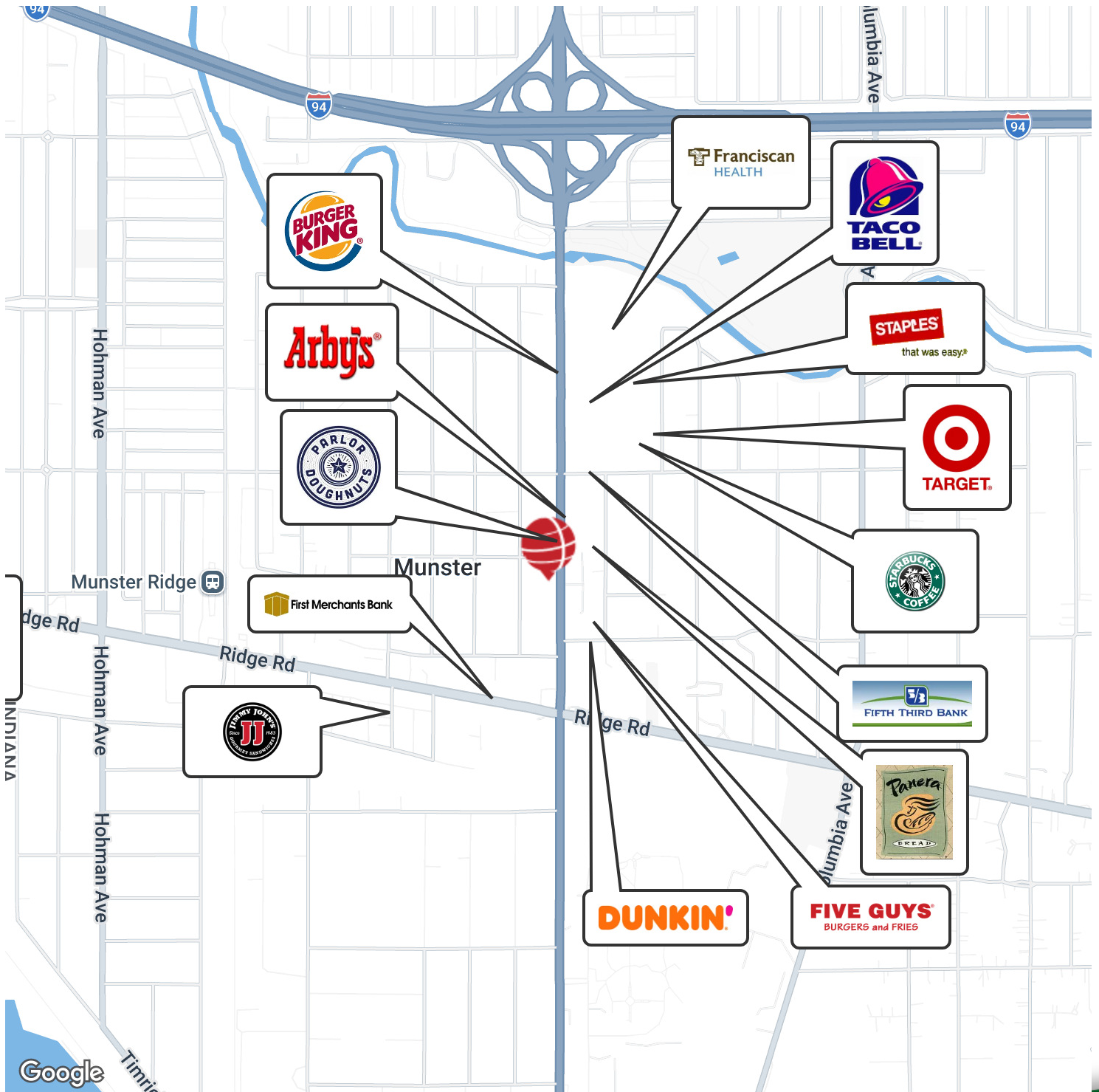
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# SALE OF 8146 CALUMET AVE

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## RETAILER MAP



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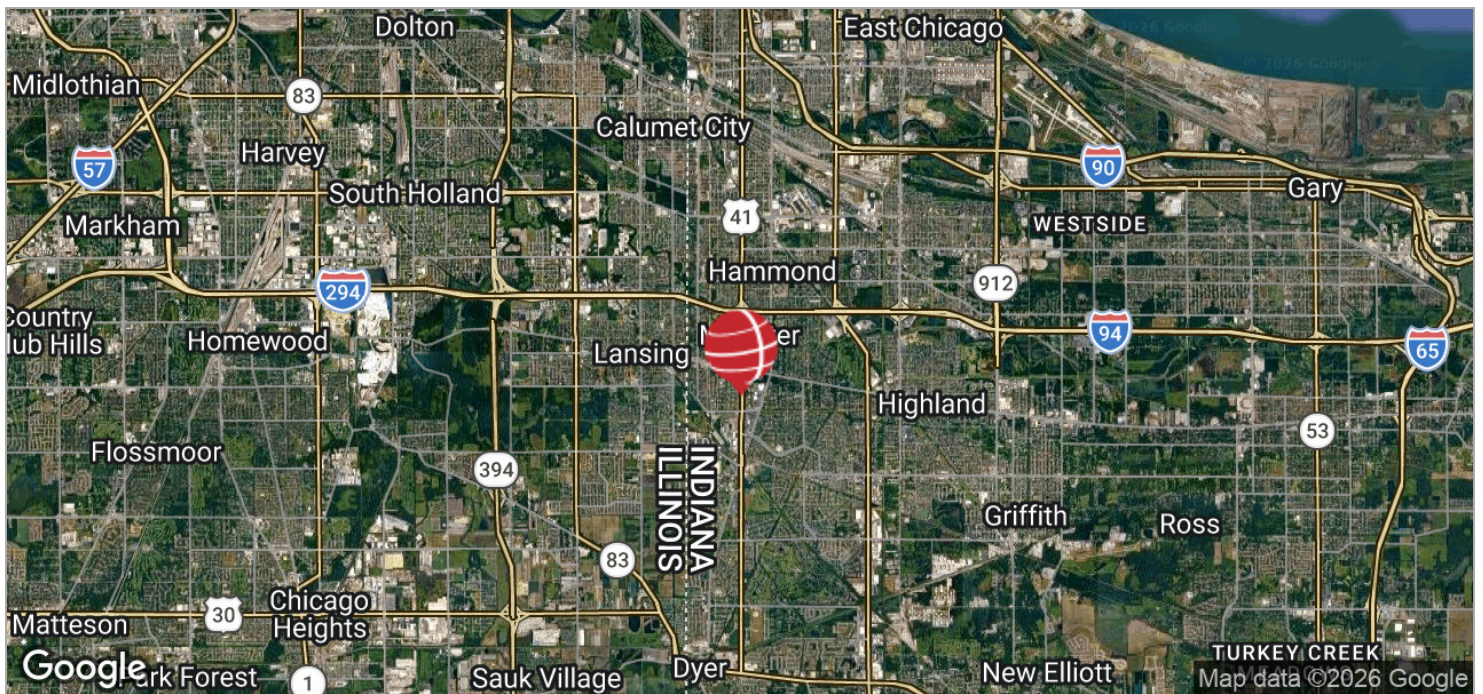
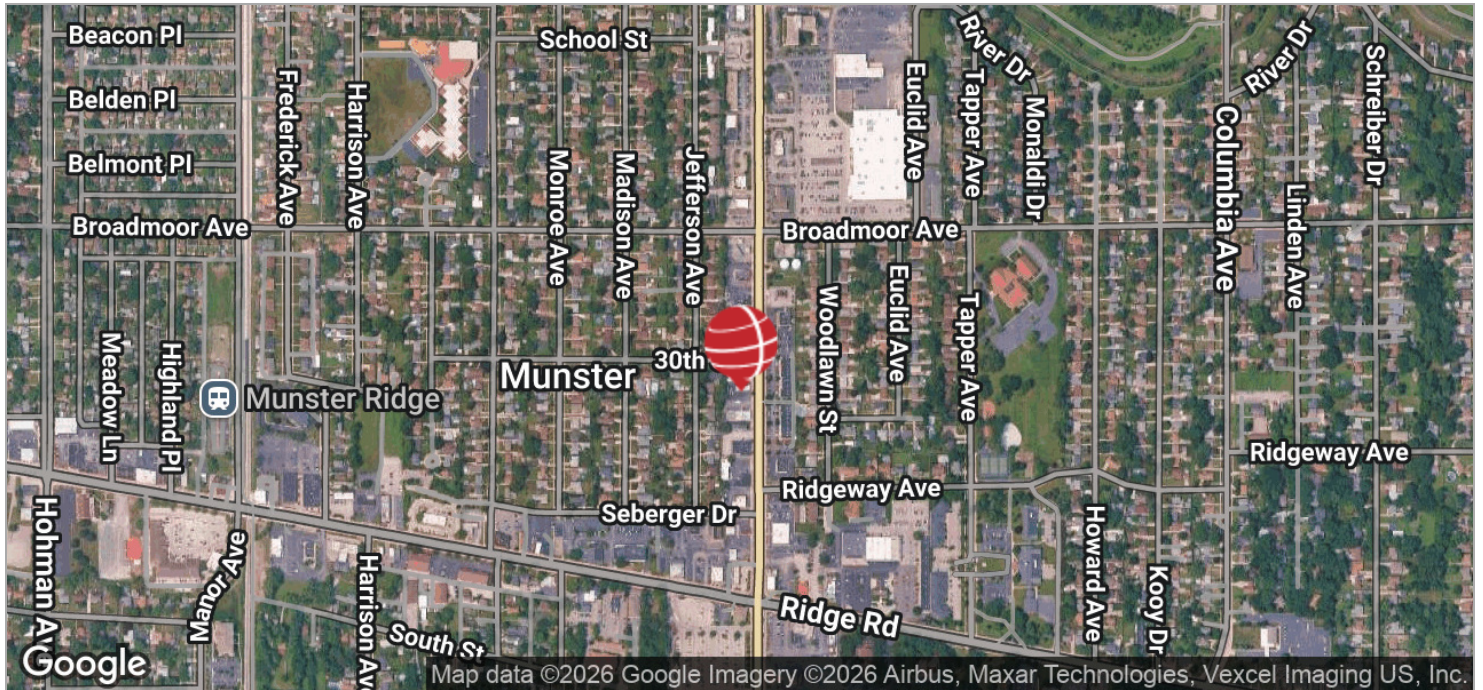
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## LOCATION MAPS



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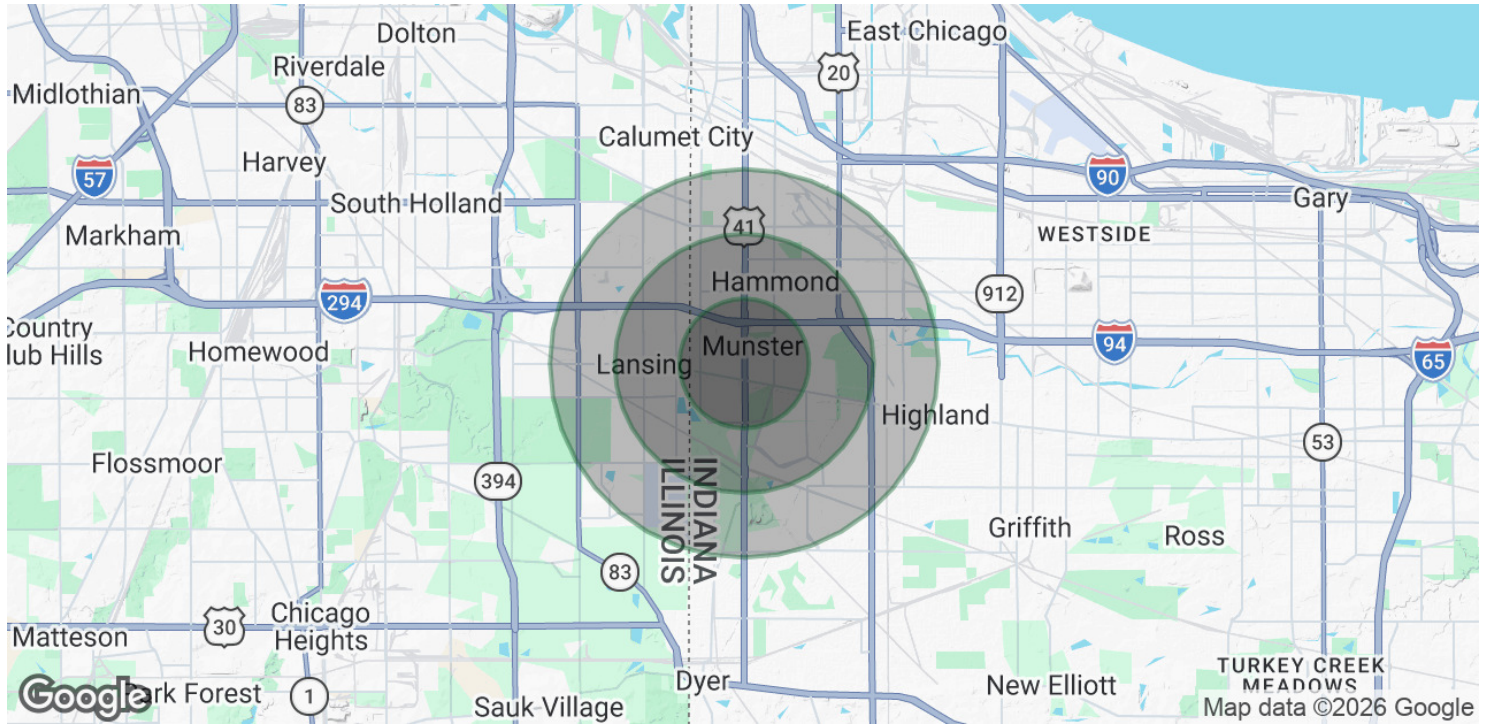
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	12,685	53,295	103,732
Average Age	43.7	41.0	40.1
Average Age (Male)	41.0	39.8	38.4
Average Age (Female)	44.8	42.0	41.7

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	5,029	20,980	41,120
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$94,447	\$96,223	\$93,199
Average House Value	\$234,406	\$218,727	\$219,818

2023 American Community Survey (ACS)

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