

600-616 Laurel Ave., Highland Park, IL

\$2,100,000



Property Highlights

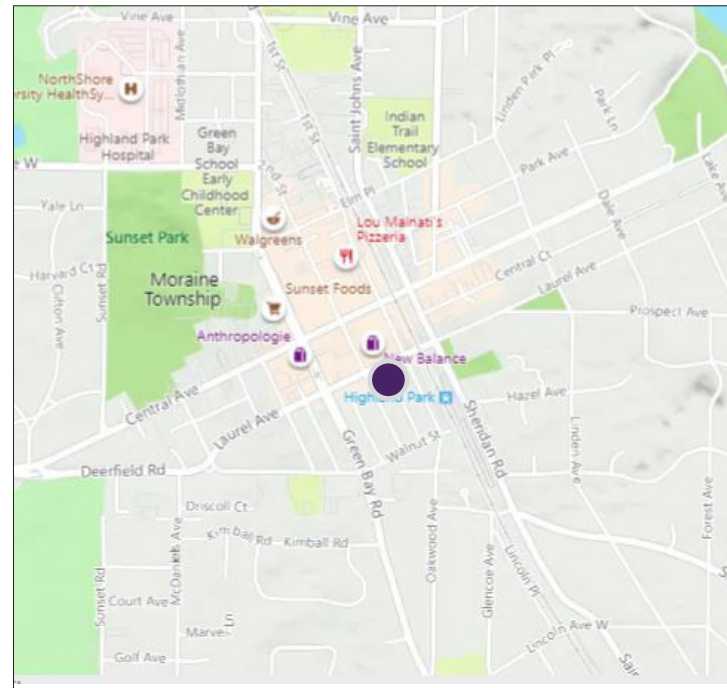
- 13,568 SF mixed-use building
 - Four retail units
 - Two, 2-bedroom, 1 bath units with washer/dryer
 - Two-story lofted office space with two offices, conference room, two kitchens and open space
 - The office space can be subdivided
- In-place income with upside potential
- User or investor opportunity
- Tenants include an acupuncture practice, a hair salon, a nail salon and pilates studio
- Two parking spaces
- Units are separately metered for electric
- In close proximity to the MetraRail station with access to US Rte 41
- Traffic count: 10,215 vehicles daily
- Land area: 7,500 SF
- Zoning: B-5 - Business District
- Taxes (2024): \$41,227.64

Property Overview

Available for sale is a 13,568 square foot, two-story mixed-use property in the heart of downtown Highland Park. The building is in excellent condition with a partially decked roof and numerous recent upgrades including a new roof, windows, tuck pointing, stucco and hot water heaters. The office space and one of the apartments were completely rehabbed in 2017 and ownership has over \$240,000 of upgrades to the building. Retail in the area include DeNucis Restaurant, Bluemercury, Eileen Fisher, NIC + ZOE, Orangetheory Fitness, Lou Malnati's Pizzeria, Anthropologie, Sunset Foods plus a multitude of boutiques, dining and entertainment options. The property is well-located on Laurel, which is part of the Commercial Pedestrian Core.

Highland Park is an affluent suburb located in approximately 25 miles north of Chicago in the heart of the North Shore. This area is densely populated with an excellent average household income.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	9,592	48,134	104,012
Households	4,095	18,290	37,835
Average Income	\$157,611	\$169,384	\$179,853



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