



7319-7321 W. NORTH AVENUE

RIVER FOREST, IL

SPECS

BUILDING	3600 SF – Two 1800 sf suites 7321 is leased until July 1, 2025, with two 3-year renewal options
LAND	8325 SF
CLEAR HEIGHT	12'
PARKING	16 cars: 8 in front and 8 in rear
ZONING	C1 / Commercial

HIGHLIGHTS

- **1800 sf available in 7319 for new owner**
- Income from 1800 sf medical tenant in 7321
- Modern, independently controlled HVAC
- Water hooked up throughout the building, including in most exam rooms
- 7319 has waiting room, reception / staff area, 4 exam rooms, conference room, 2 ADA restrooms & file storage
- 35,000 vehicles per day
- Avg. household income \$130,000 within 1 mile

- **SALE PRICE \$675,000**

CONTACT

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THE WILCOX COMPANY
2157 W. Irving Park Road
Chicago, IL 60618
TheWilcoxCompany.com

**3600 SF MEDICAL OFFICE
FOR SALE**

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RIVER FOREST, IL



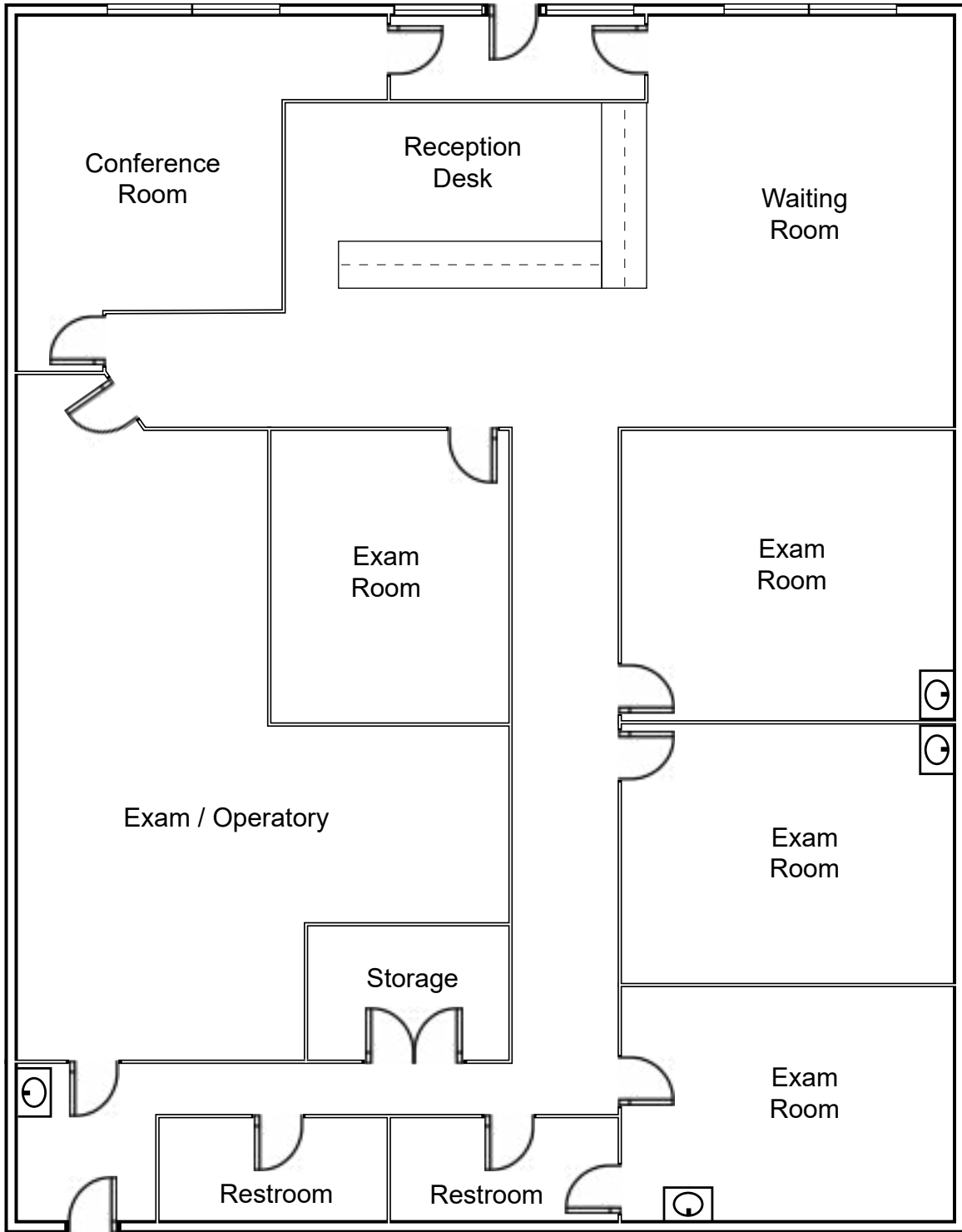
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Rear Parking