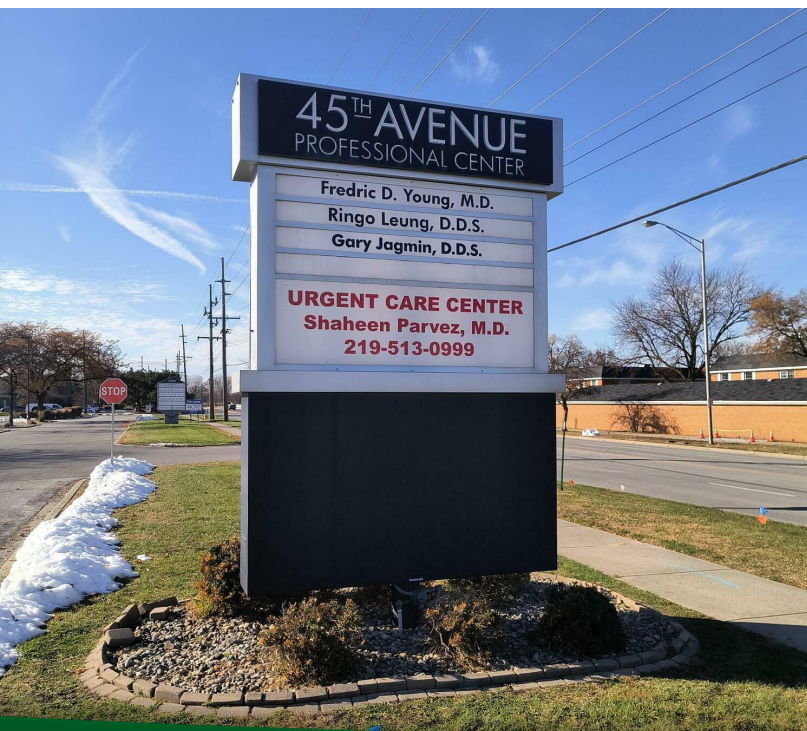


1646 45TH STREET, MUNSTER, IN 46321



For more information, please contact:

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SALE OF 45TH AVE PROFESSIONAL CENTER

1646 45th Street, Munster, IN 46321



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$399,000

Price / SF: \$166.25

Lot Size: 2.0 Acres

Year Built: 1974

Building Size: 2400 SF

Zoning: CD-4.A

PROPERTY HIGHLIGHTS

- Turnkey Medical Office Condo for sale in Munster
- Located on 45th Street with pylon signage available
- Property contains 5 exam rooms, a large reception desk and waiting area, kitchenette, 2 restrooms, 3 private offices, and 2 plumbed workstations
- Prior use was as a doctor's office
- Ample parking



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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Offering a prime opportunity for medical or professional services, this turnkey 2,400sf office condo is ready for sale in Munster. This property is well-equipped with 5 exam rooms, a spacious reception area, kitchenette, 3 private offices, and 2 plumbed workstations. Previously a doctor's office, the space also features ample parking and the option for prominent pylon signage along 45th Street. Ideal for medical users searching for a location in Munster.

LOCATION DESCRIPTION

This property is located in Munster on 45th Street. 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 state line. Its population was 23,894 at the 2020 US Census.

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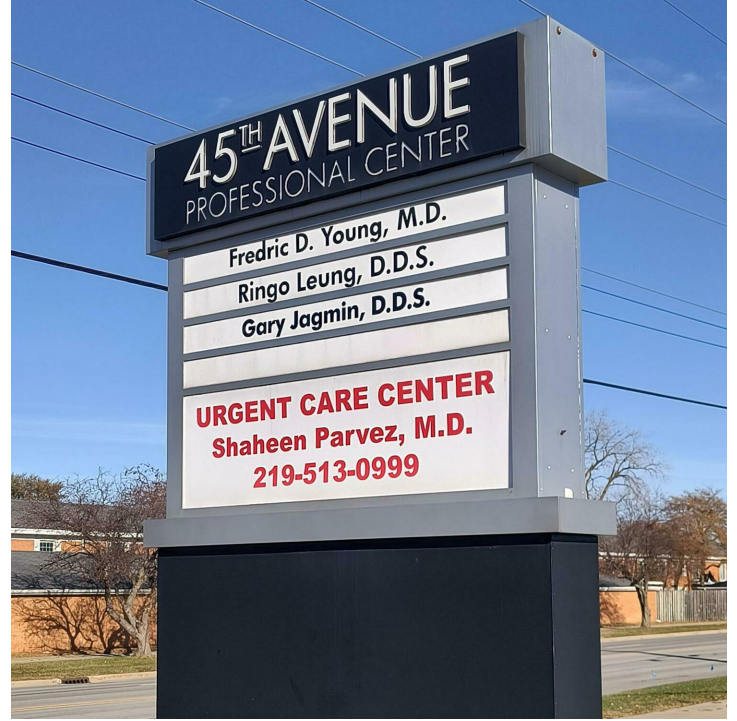
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ADDITIONAL PHOTOS



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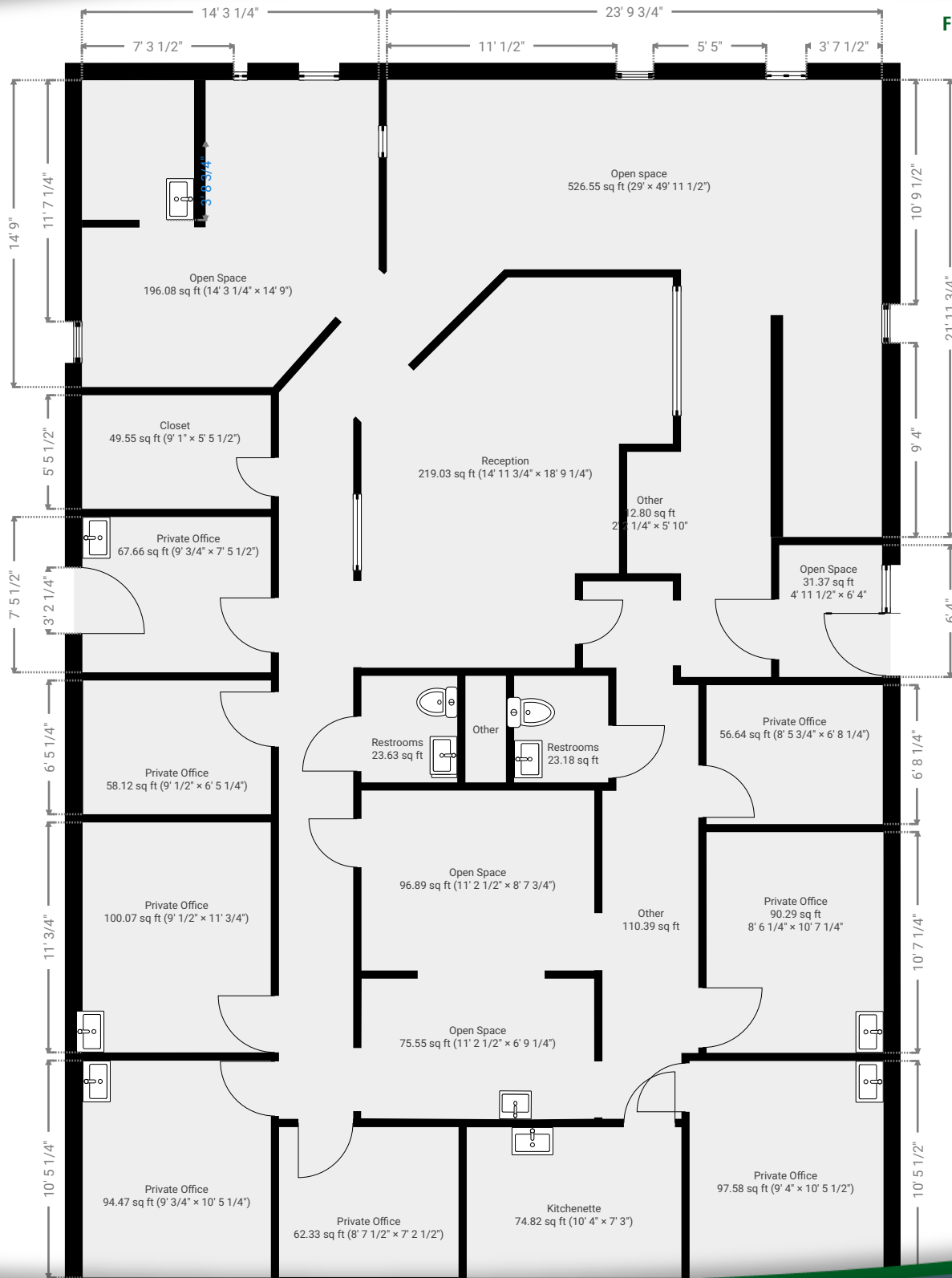
SALE OF 45TH AVE PROFESSIONAL CENTER

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TOTAL AREA: 2376.70 sq ft • LIVING AREA: 2376.70 sq ft • ROOMS: 21

FLOOR PLAN



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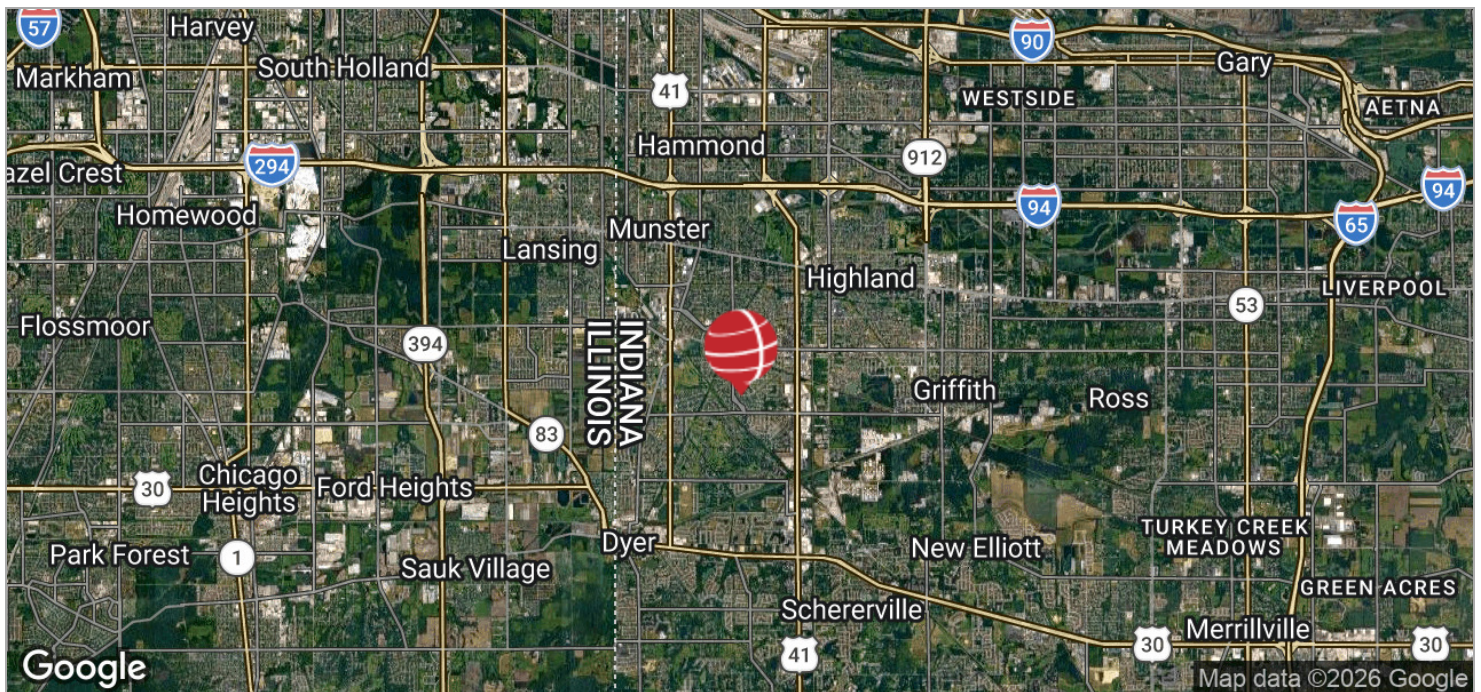
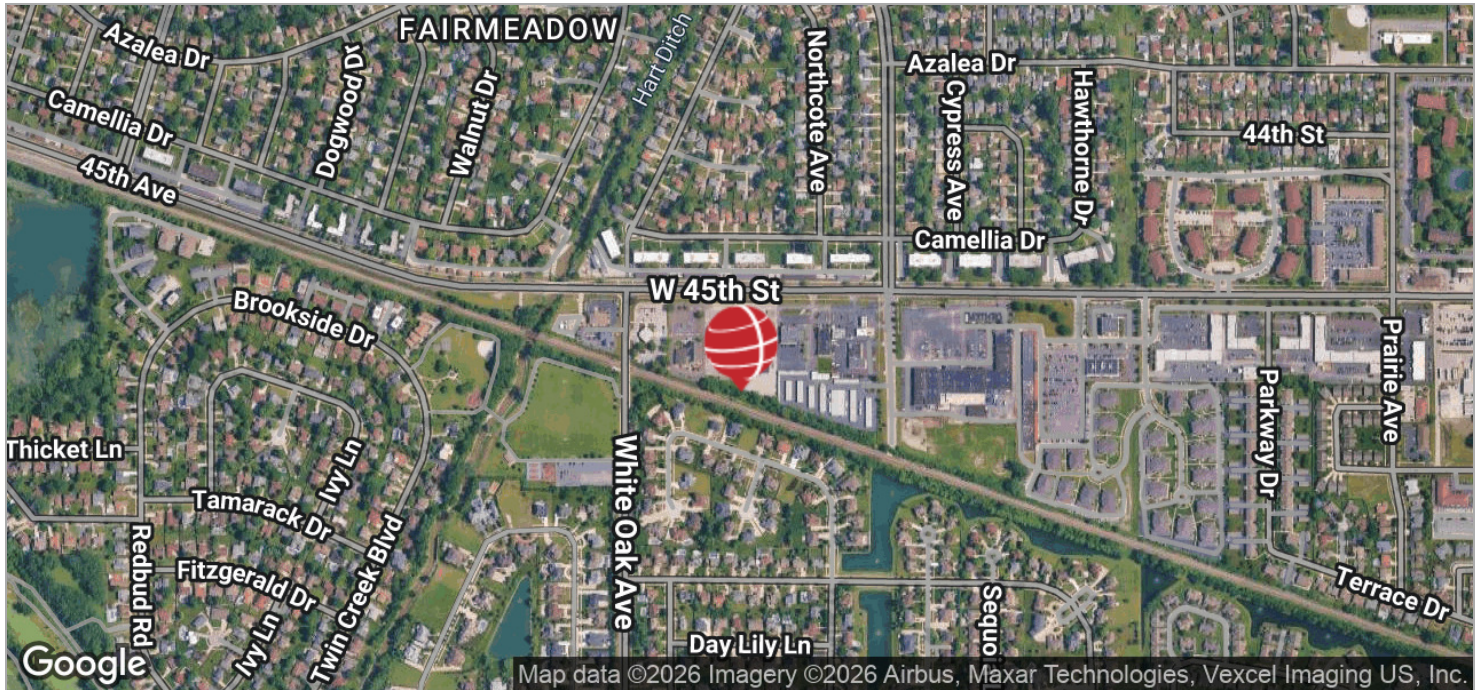
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LOCATION MAPS



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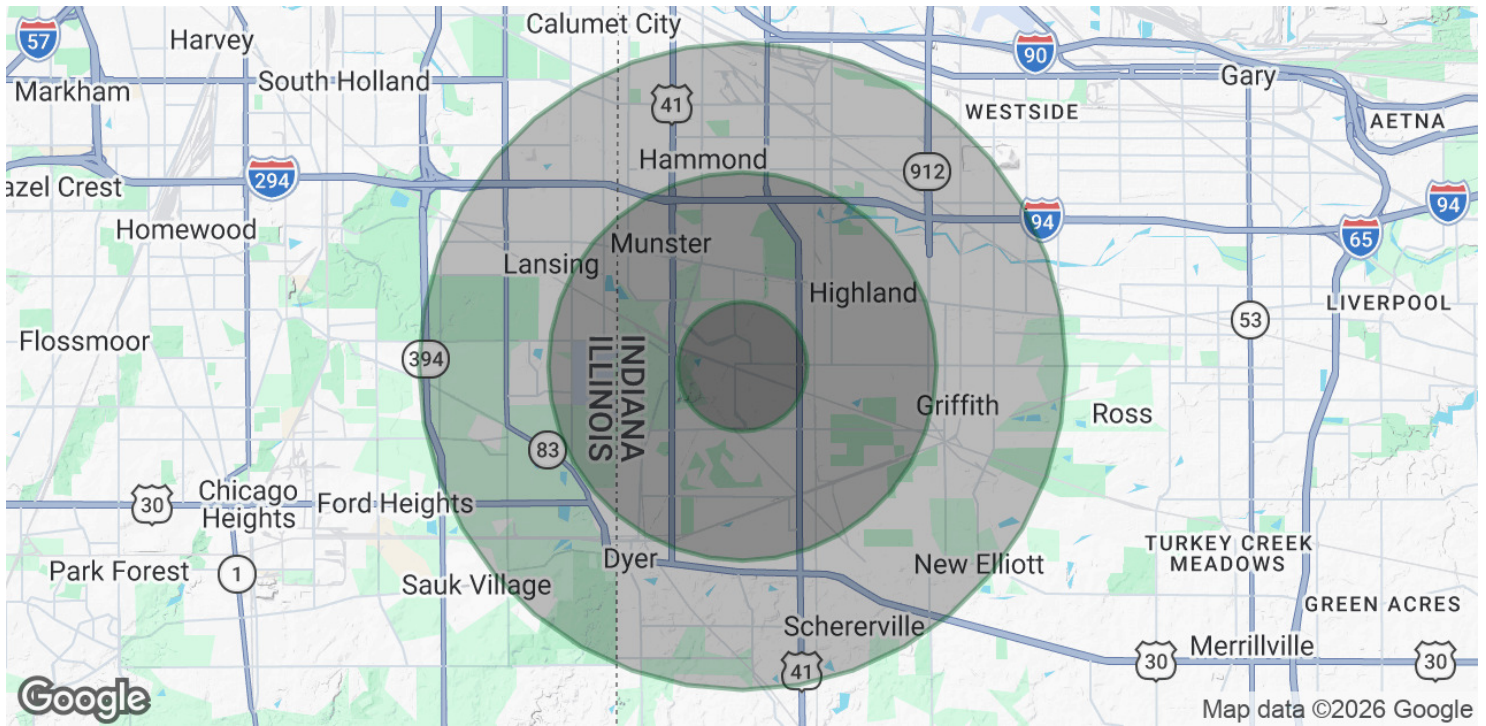
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,397	79,047	200,722
Average Age	45.6	44.8	41.2
Average Age (Male)	44.3	43.8	39.4
Average Age (Female)	46.7	46.0	43.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,425	32,810	79,293
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$131,905	\$109,109	\$95,889
Average House Value	\$360,884	\$268,178	\$232,105

2023 American Community Survey (ACS)

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