

Office Building For Sale

MODERN OFFICE 700 N. RIVER DR., KANKAKEE, IL



OFFERING SUMMARY

Sale Price: \$274,900

Building Size: 1,708 SF

Lot Size: 7,458 SF

Real Estate Taxes: \$4,272

Zoning: C-1

PROPERTY OVERVIEW

Completely remodeled modern office space with great frontage on one of the busiest corridors in Kankakee County. Open bull pen area with vaulted ceiling and tons of natural light. The well designed space also offers 5 private offices with secure storage room, kitchenette and reception area. Network and date cables distributed throughout. This well maintained property also boasts 4 off street parking spaces with on street parking also available. The seasonal views can offer glimpses of the Kankakee River and is also located on the new bike path. This property is in move in condition and perfect for your next office.

DEMOGRAPHICS	5 MILES	10 MILES	25 MILES
Total Households	26,139	34,187	107,677
Total Population	68,354	88,143	282,247
Average HH Income	\$86,163	\$90,946	\$112,890

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REAL ESTATE, LLC

Property Photos

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Property Photos

OFFICE BUILDING FOR SALE 700 N. RIVER DR., KANKAKEE, IL

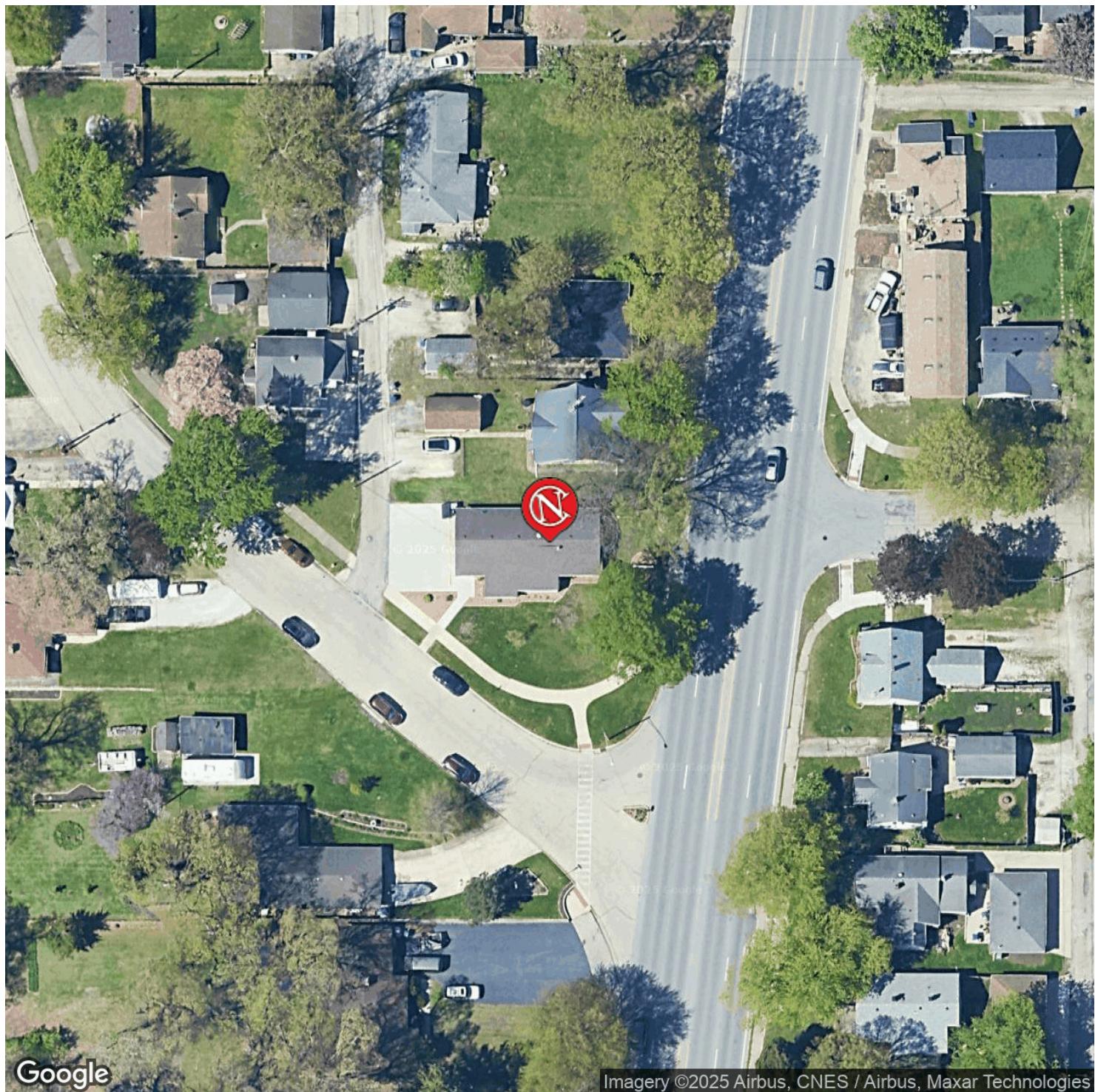


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Aerial Map

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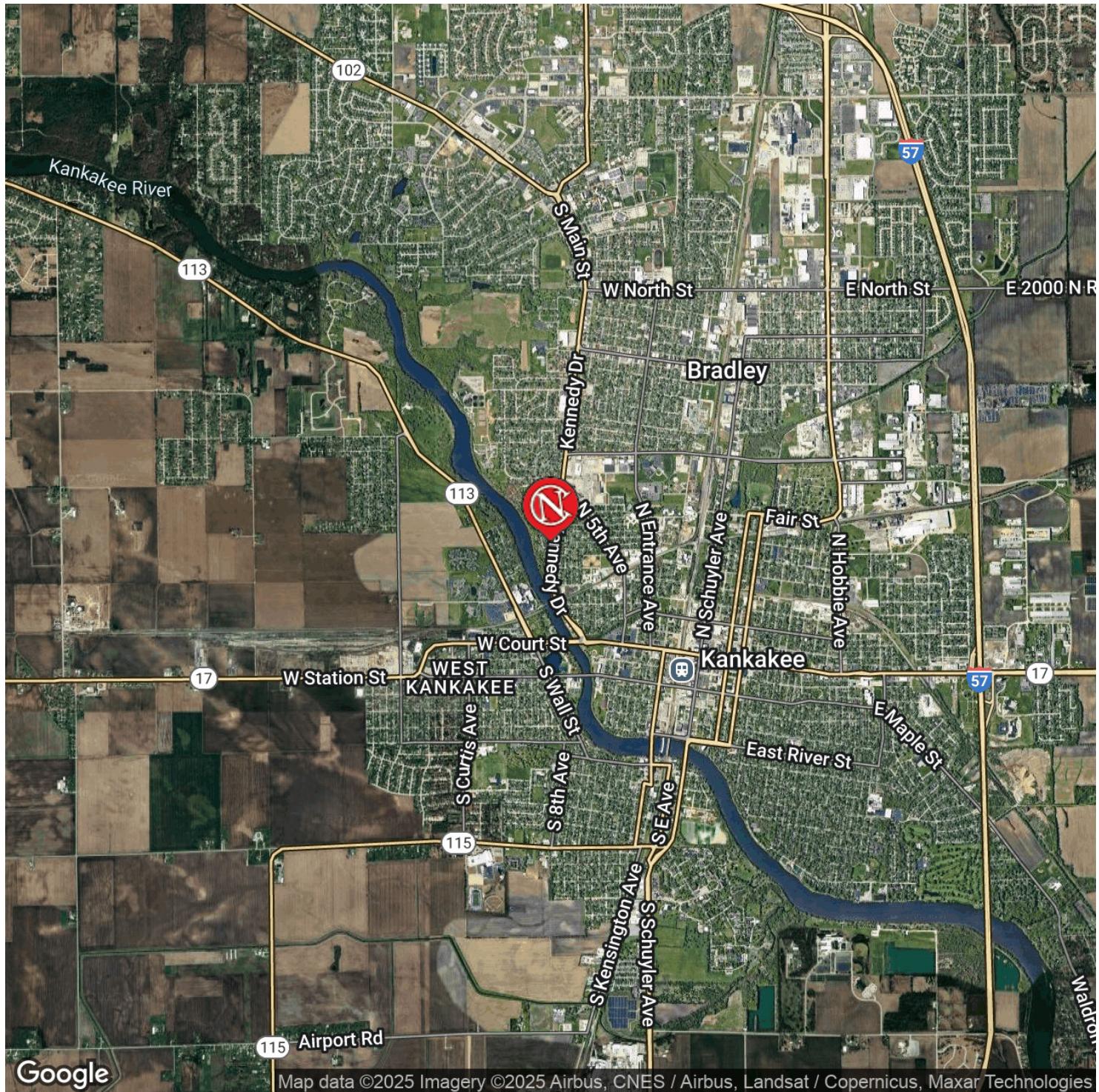


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Location Map

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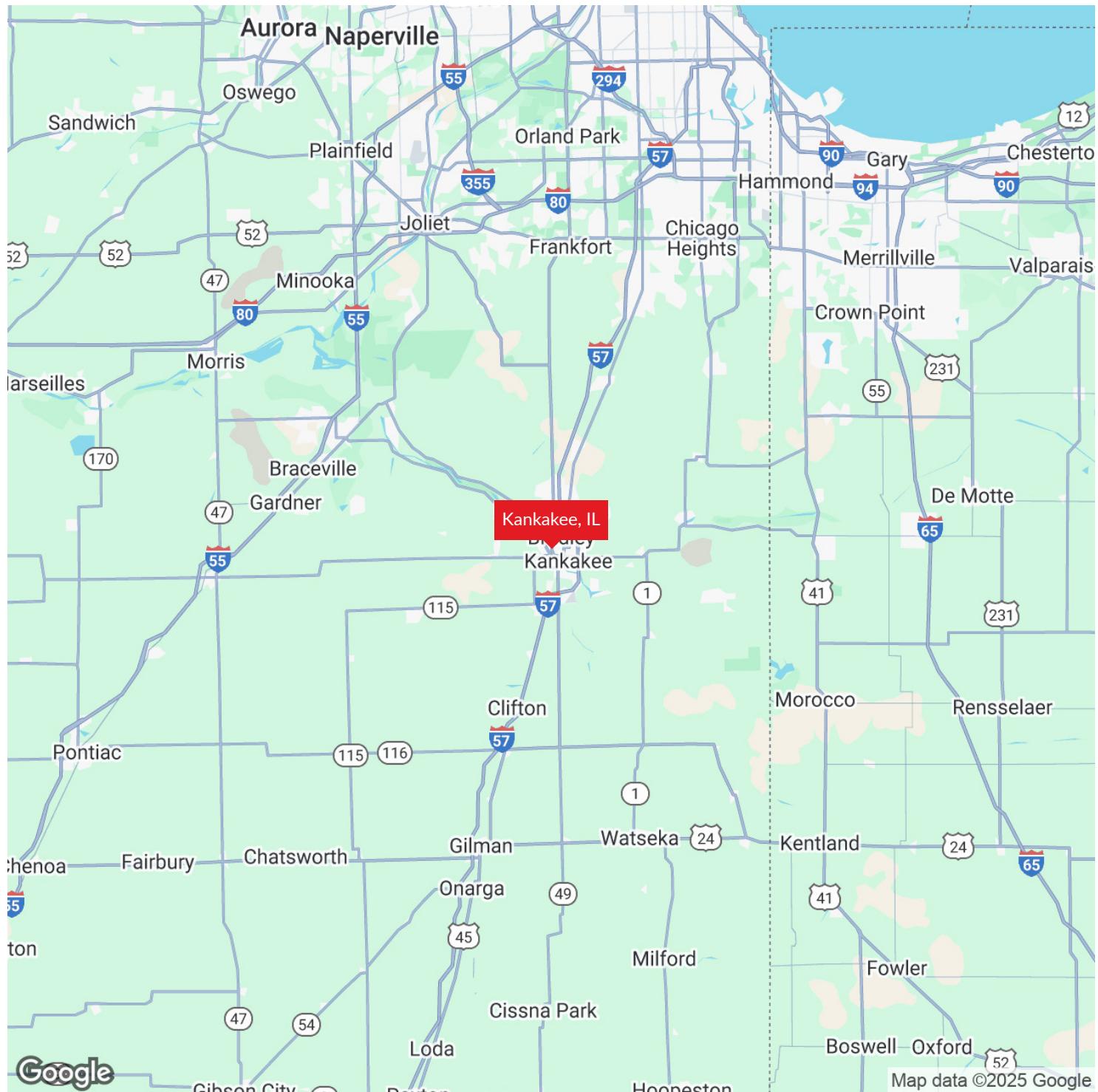


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Regional Map

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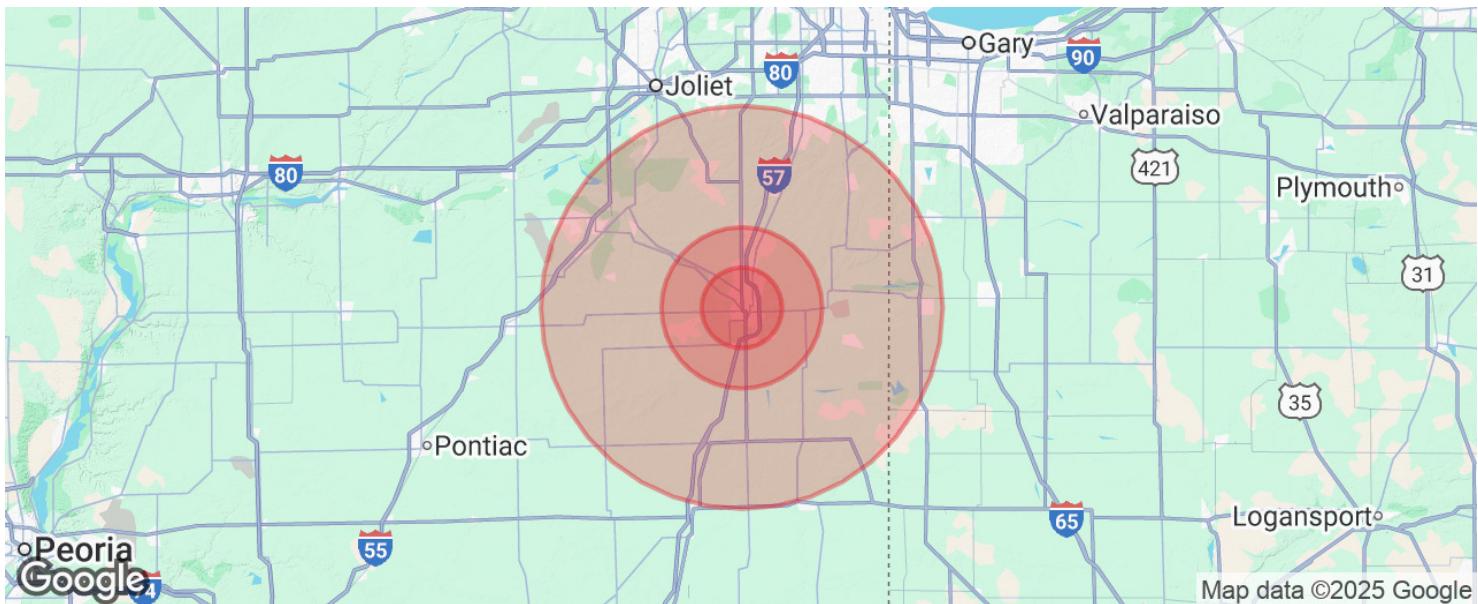


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Demographics Map & Report

OFFICE BUILDING FOR SALE 700 N. RIVER DR., KANKAKEE, IL



POPULATION	5 MILES	10 MILES	25 MILES
Total population	68,354	88,143	282,247
Median age	39	40	41
Median age (Male)	38	39	40
Median age (Female)	40	41	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total households	26,139	34,187	107,677
# of persons per HH	2.6	2.6	2.6
Average HH income	\$86,163	\$90,946	\$112,890
Average house value	\$209,097	\$225,371	\$297,257

* Demographic data derived from 2020 ACS - US Census