

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 data 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

JOSEPH NUGENT, ALC
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Property Photos

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Property Photos

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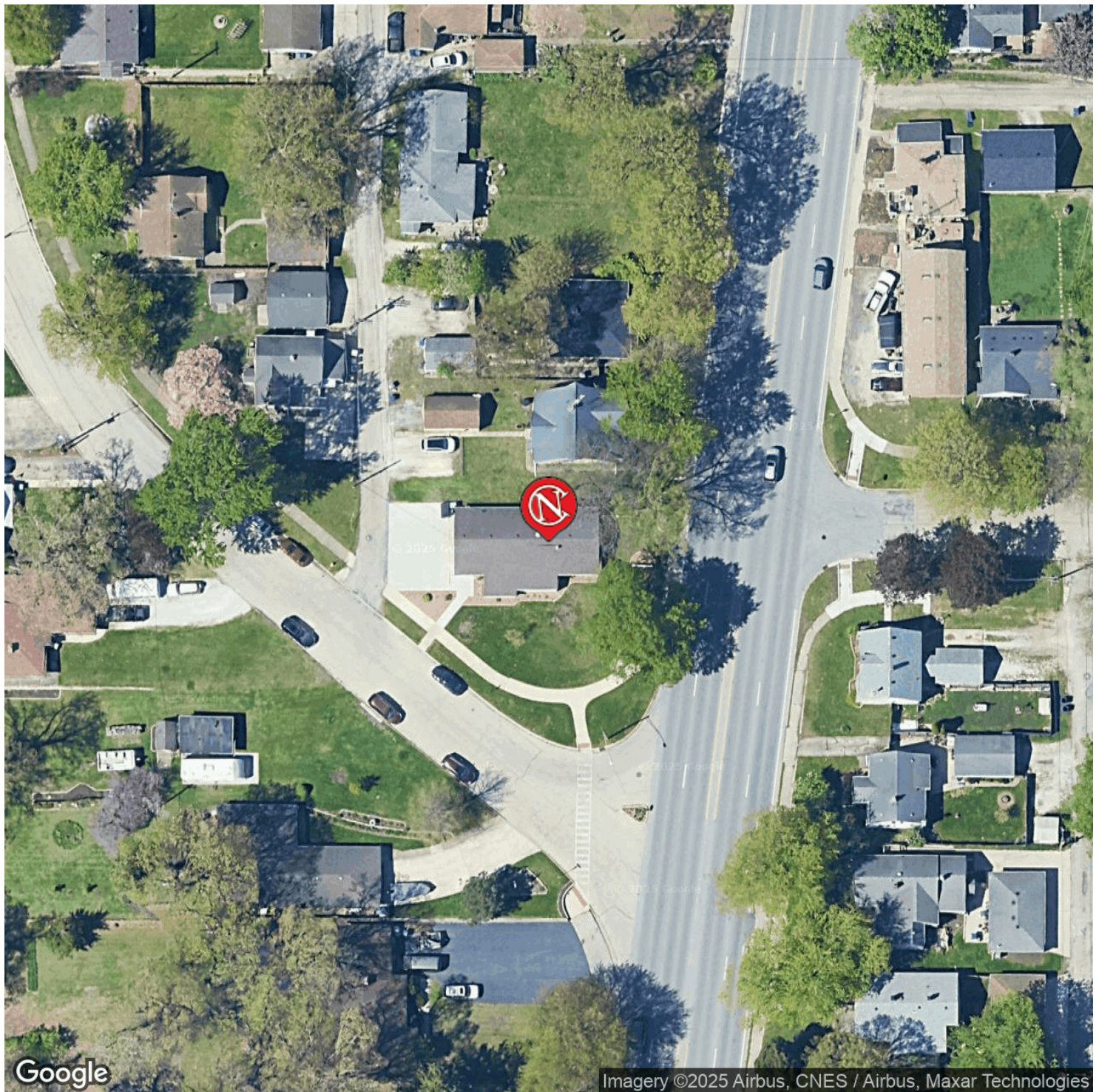


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Aerial Map

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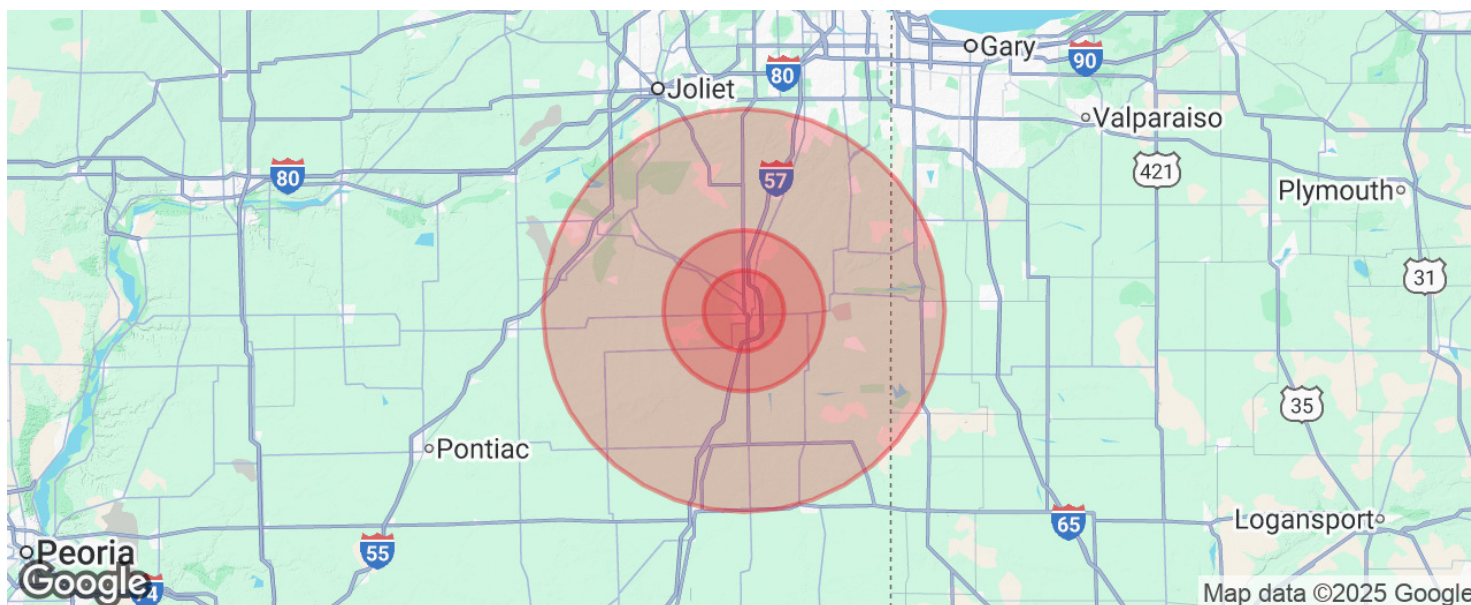


A satellite map of Kankakee, Illinois, showing the Kankakee River flowing through the city. Major roads include I-57 (Interstate 57), I-113 (Interstate 113), and I-17 (Interstate 17). The map also shows local streets such as W North St, E North St, W Station St, W Court St, W Main St, S Main St, S 8th Ave, S 10th Ave, S 12th Ave, S 14th Ave, S 16th Ave, S 18th Ave, S 20th Ave, S 22nd Ave, S 24th Ave, S 26th Ave, S 28th Ave, S 30th Ave, S 32nd Ave, S 34th Ave, S 36th Ave, S 38th Ave, S 40th Ave, S 42nd Ave, S 44th Ave, S 46th Ave, S 48th Ave, S 50th Ave, S 52nd Ave, S 54th Ave, S 56th Ave, S 58th Ave, S 60th Ave, S 62nd Ave, S 64th Ave, S 66th Ave, S 68th Ave, S 70th Ave, S 72nd Ave, S 74th Ave, S 76th Ave, S 78th Ave, S 80th Ave, S 82nd Ave, S 84th Ave, S 86th Ave, S 88th Ave, S 90th Ave, S 92nd Ave, S 94th Ave, S 96th Ave, S 98th Ave, S 100th Ave, S 102nd Ave, S 104th Ave, S 106th Ave, S 108th Ave, S 110th Ave, S 112nd Ave, S 114th Ave, S 116th Ave, S 118th Ave, S 120th Ave, S 122nd Ave, S 124th Ave, S 126th Ave, S 128th Ave, S 130th Ave, S 132nd Ave, S 134th Ave, S 136th Ave, S 138th Ave, S 140th Ave, S 142nd Ave, S 144th Ave, S 146th Ave, S 148th Ave, S 150th 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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