

SALE

Multi-Tenant Office Building For Sale

301 WEST RAILROAD AVENUE

Bartlett, IL 60103

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$675,000
LOT SIZE:	0.44 Acres
BUILDING SIZE:	6,140 SF
ZONING:	B-1
YEAR BUILT:	1985

PROPERTY DESCRIPTION

The 301 W Railroad Ave property is a versatile 6,140 SF, multi-tenant office building, featuring a generous 14-foot clear height. This well-maintained building is designed to accommodate a variety of tenants, making it an attractive investment opportunity. Its flexible layout allows for multiple office configurations, catering to different business needs. The building's location in the heart of Bartlett ensures convenient access for clients and employees, while the surrounding area supports a robust commercial environment. With its strong potential for rental income and strategic positioning, this property is an excellent addition to any real estate portfolio.

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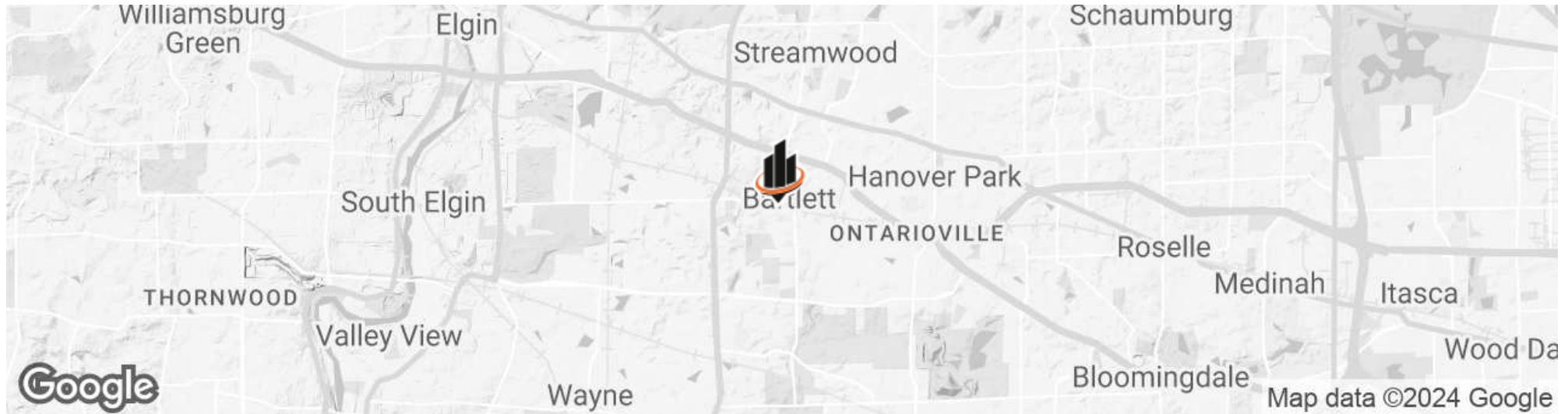
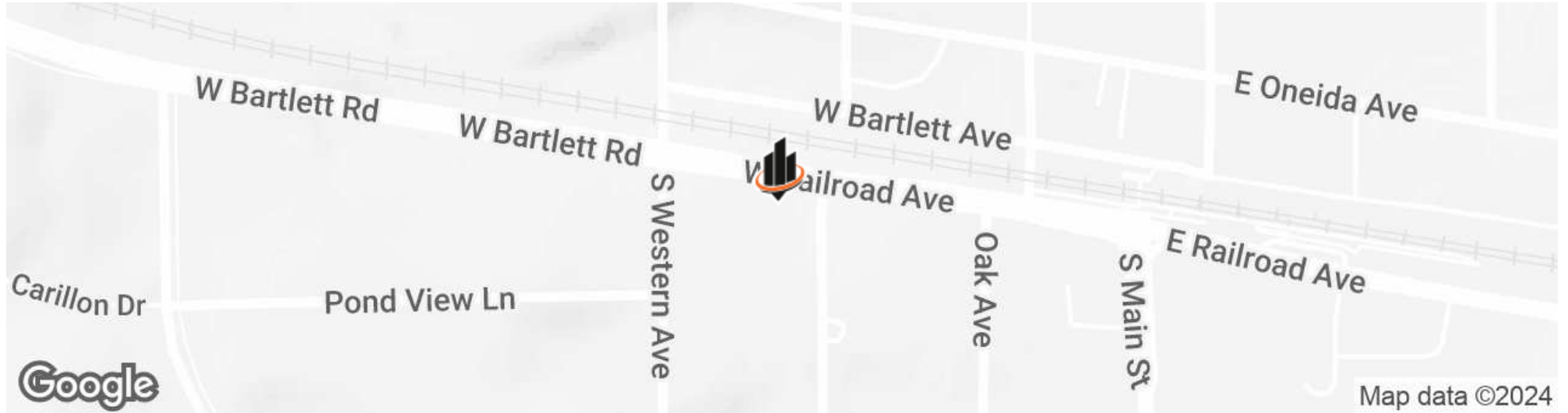
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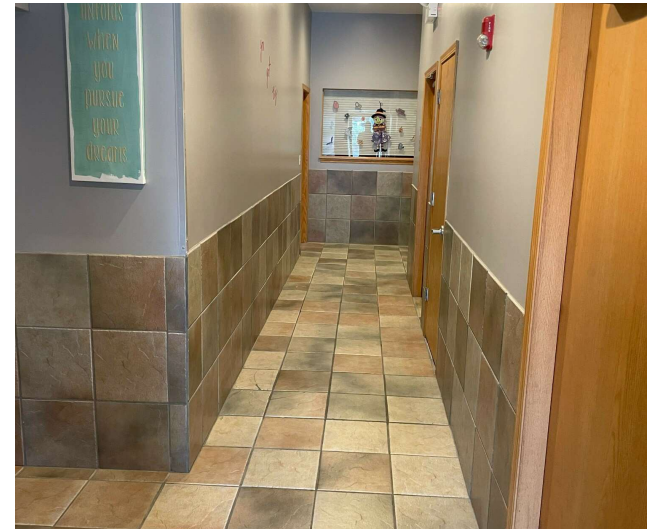
LOCATION MAP



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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

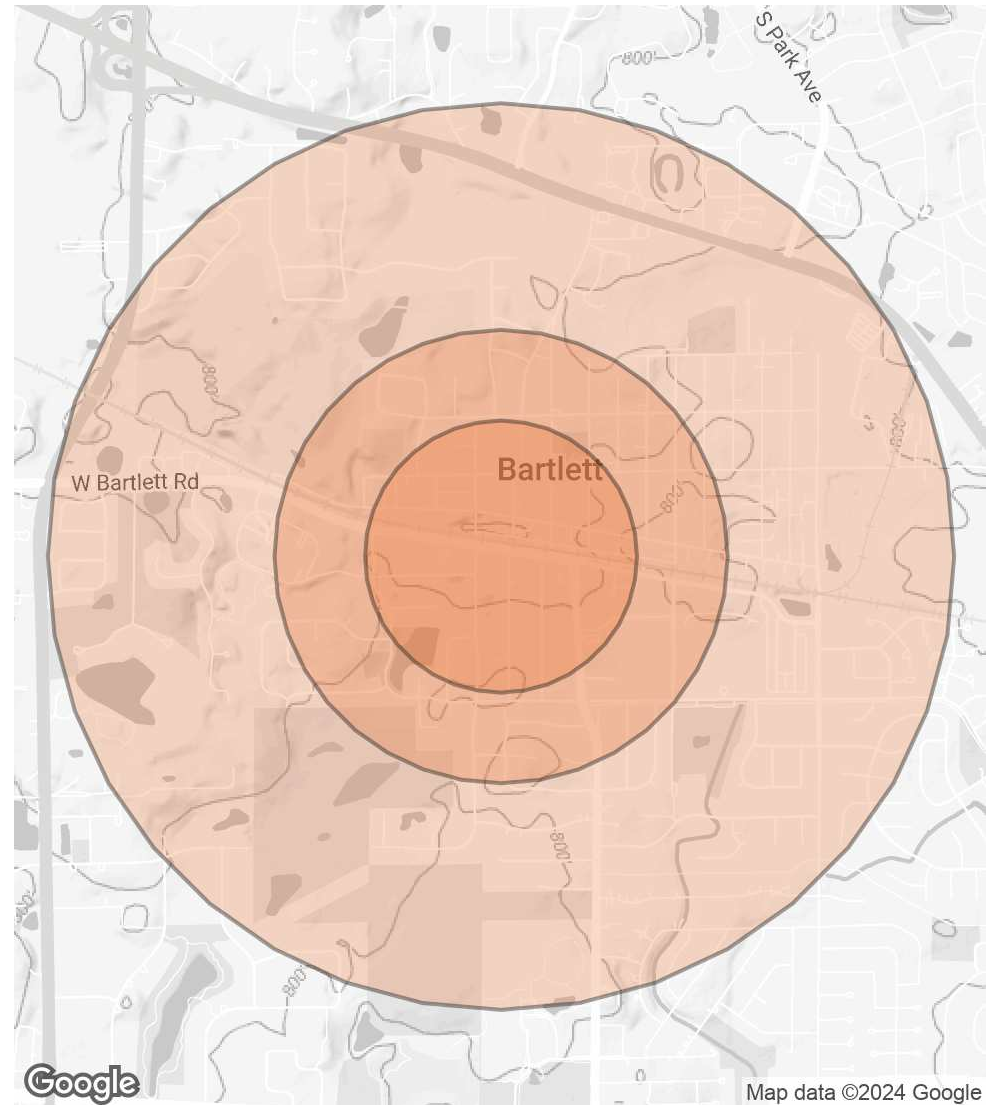
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	640	2,820	9,241
AVERAGE AGE	43	43	42
AVERAGE AGE (MALE)	41	41	41
AVERAGE AGE (FEMALE)	45	44	43

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	253	1,071	3,331
# OF PERSONS PER HH	2.5	2.6	2.8
AVERAGE HH INCOME	\$113,950	\$116,536	\$120,745
AVERAGE HOUSE VALUE	\$325,223	\$323,710	\$319,846

Demographics data derived from AlphaMap



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