

For Sale

Approx. 15,000 S.F. Commercial Building

8400 Brookfield Avenue - Brookfield, IL

Sale Price \$1,200,000 (\$80.00 psf)



- 1970s two story masonry construction
- Zoning SA-4b General Mix with Reduced Height
- Many recent upgrades
- Real estate taxes 2023 paid in 2024:
PIN #15-35-310-042: \$56,467.35
(\$3.77 psf)

- Site size: 19,375 sf
- Two interior truck docks
- Across from Metra Station (Brookfield Zoo stop)

<u>DEMOGRAPHICS</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2024 Population	14,182	139,343	432,723
2024 Households	5,568	50,528	155,281
2024 Avg. HH Income	\$107,256	\$105,172	\$103,401



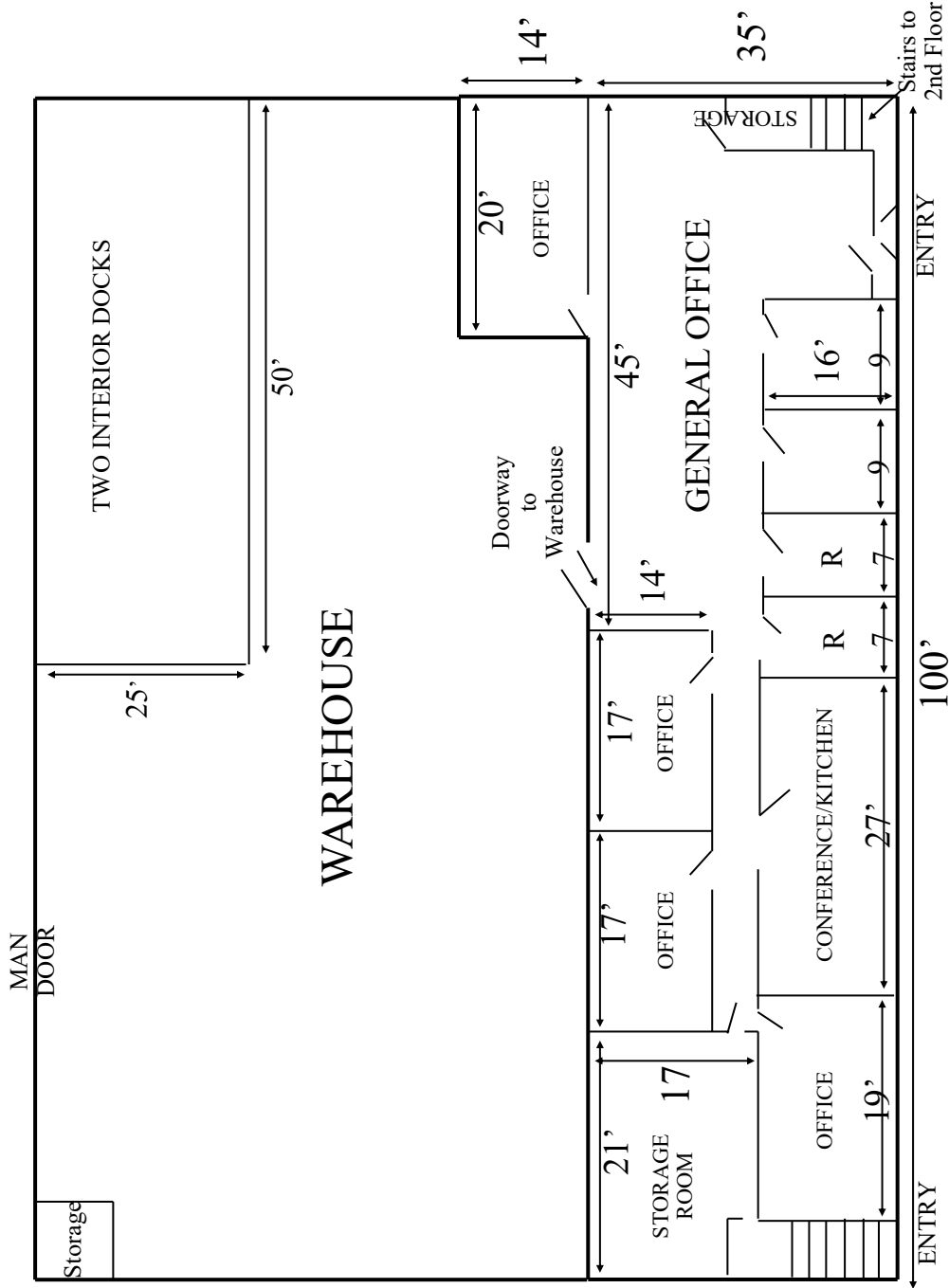
Exclusively Offered by:
Daniel Chopp
(708) 387-2640
dan@choppcommercial.com

All information herein is from sources deemed reliable but not guaranteed accurate.
Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.

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First Floor Layout

NOTE: THIS DRAWING IS NOT TO SCALE.



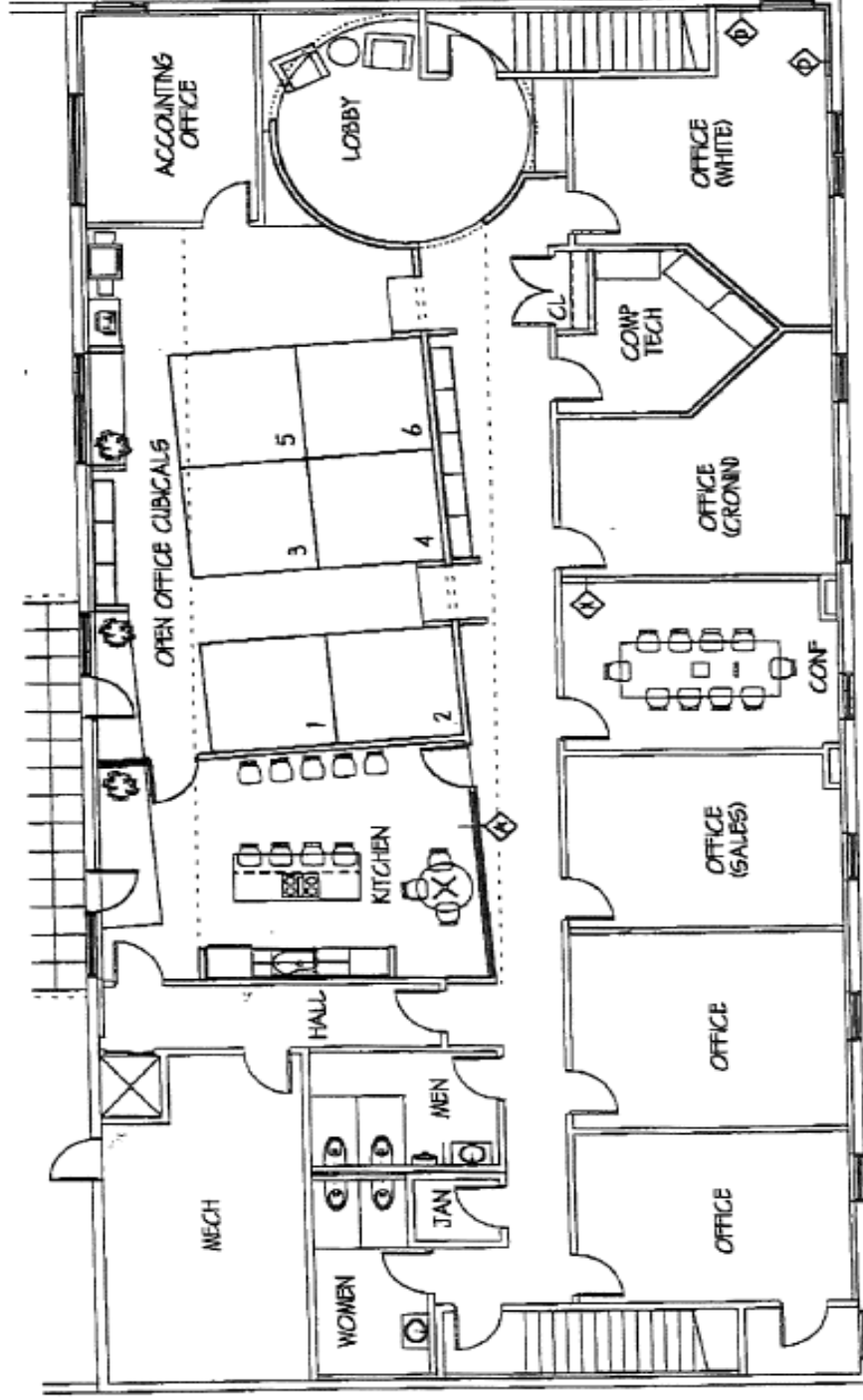
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Second Floor Layout

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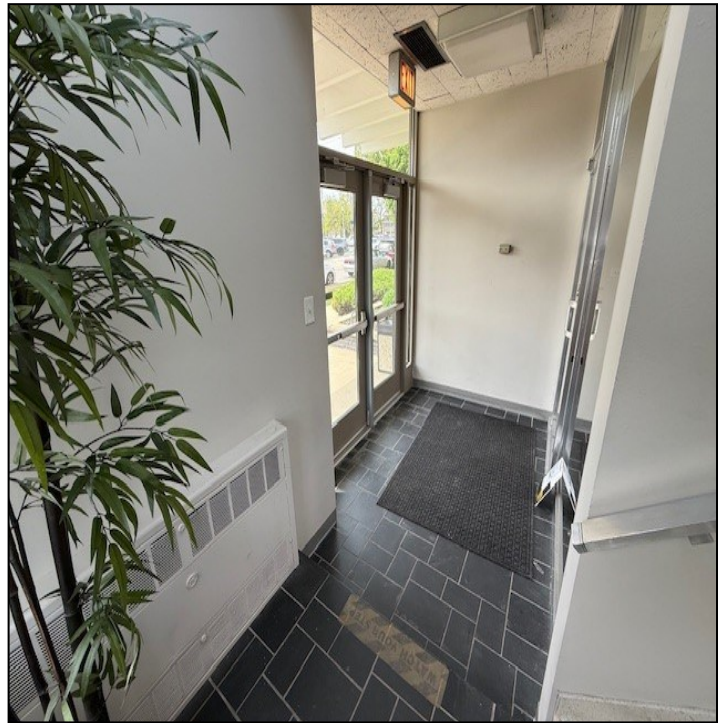
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1 SECOND FLOOR PLAN
 A) SCALE 1/8" = 1'-0"

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First Floor Interior Photos 8400 Brookfield Avenue, Brookfield, IL



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Second Floor Interior Photos 8400 Brookfield Avenue, Brookfield, IL



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Additional Exterior Photos 8400 Brookfield Avenue, Brookfield, IL



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