

**PRICE  
REDUCED**

# FOR SALE

## Approx. 15,000 S.F. Commercial Building 3401 S. Harlem Avenue - Berwyn, IL

Sale Price \$825,000 (\$55.00 psf)



- 1970s two story masonry construction
- Full basement
- Potential redevelopment
- Zoning C-4 Corridor Commercial
- Real estate taxes 2023 paid in 2024:  
\$74,179.53 (\$4.95 psf)  
PIN #16-31-128-046
- Former Sherwin-Williams Paints retail
- 2nd floor office space
- Lot size approx. 125' x 131' (16,375 sf)
- 10' ceiling height
- 600 AMPs power
- User/investor opportunity
- Full sprinklered

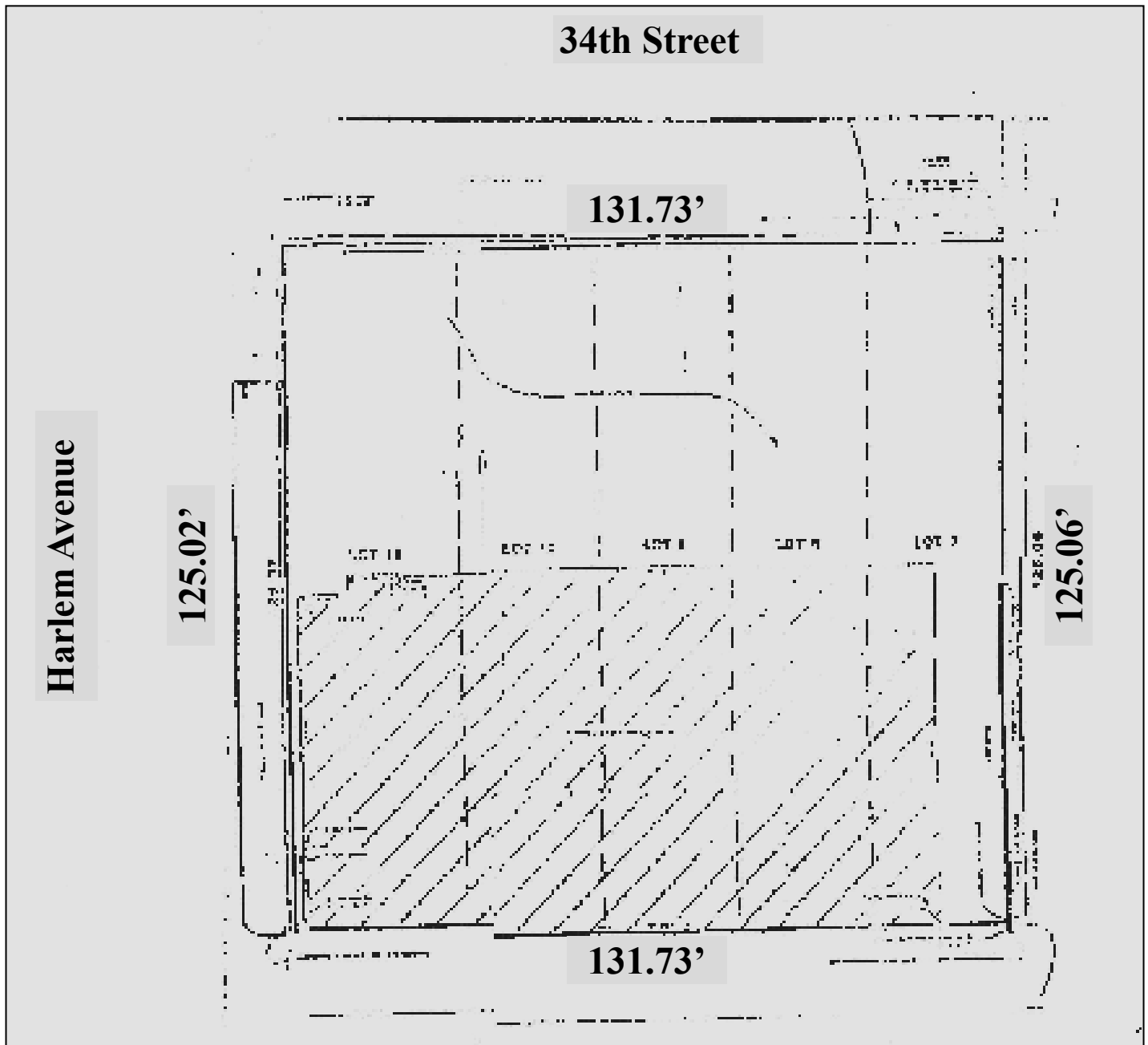
<u>DEMOGRAPHICS</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2022 Population	24,350	198,275	540,840
2022 Households	9,166	65,819	181,546
2022 Avg. HH Income	\$94,002	\$87,091	\$86,240
2022 Traffic Count	19,797 vehicles per day		



*Exclusively Offered by:*  
**Daniel Chopp**  
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All information herein is from sources deemed reliable but not guaranteed accurate.  
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# 3401 S. Harlem Avenue - Berwyn, IL Plat of Survey



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# 3401 S. Harlem Avenue - Berwyn, IL

## Second Floor - Interior Photos



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## First Floor - Interior Photos



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# 3401 S. Harlem Avenue - Berwyn, IL Basement - Interior Photos



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## Exterior Photos



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