

Office Unit For Sale

northwest professional building

1590



MEDICAL OFFICE UNIT
WITH PEDIATRIC PRACTICE
1590 WEATHERSTONE LN STE 7, ELGIN, IL 60123

MEDICAL OFFICE UNIT WITH PEDIATRIC PRACTICE



OFFERING SUMMARY

Sale Price: \$150,000

Unit Size: 1,000 SF

Year Built: 1974

Building Size: 1,000 SF

PROPERTY OVERVIEW

Medical office for sale in Elgin, IL. Profitable pediatric practice. Perfect opportunity for a doctor looking to start or expand their practice. Conveniently located near Big Timber Rd, east of Randall Rd and west of Route 31. Approximately 1.5 miles from I-90 interchange.

PROPERTY HIGHLIGHTS

- Waiting area
- Receptionist area with sliding glass window
- Auxiliary room
- Kitchen
- Doctor's office
- Two exam rooms
- Two restrooms

MEDICAL OFFICE UNIT WITH PEDIATRIC PRACTICE

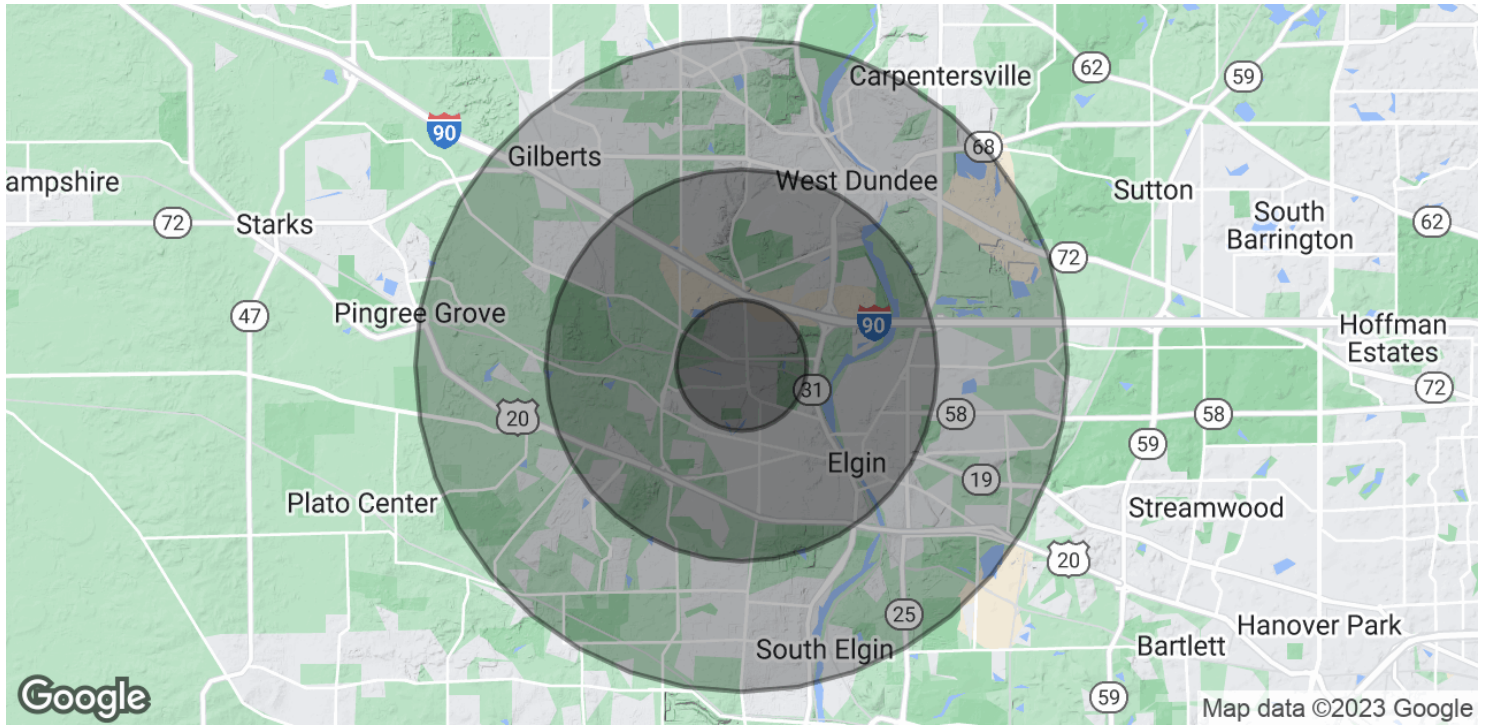


MEDICAL OFFICE UNIT WITH PEDIATRIC PRACTICE





MEDICAL OFFICE UNIT WITH PEDIATRIC PRACTICE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,579	77,957	169,844
Average Age	40.6	37.6	37.9
Average Age (Male)	36.6	37.3	37.2
Average Age (Female)	45.0	38.8	38.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,478	28,362	60,305
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$79,428	\$81,813	\$92,283
Average House Value	\$188,774	\$204,576	\$222,993

* Demographic data derived from 2020 ACS - US Census