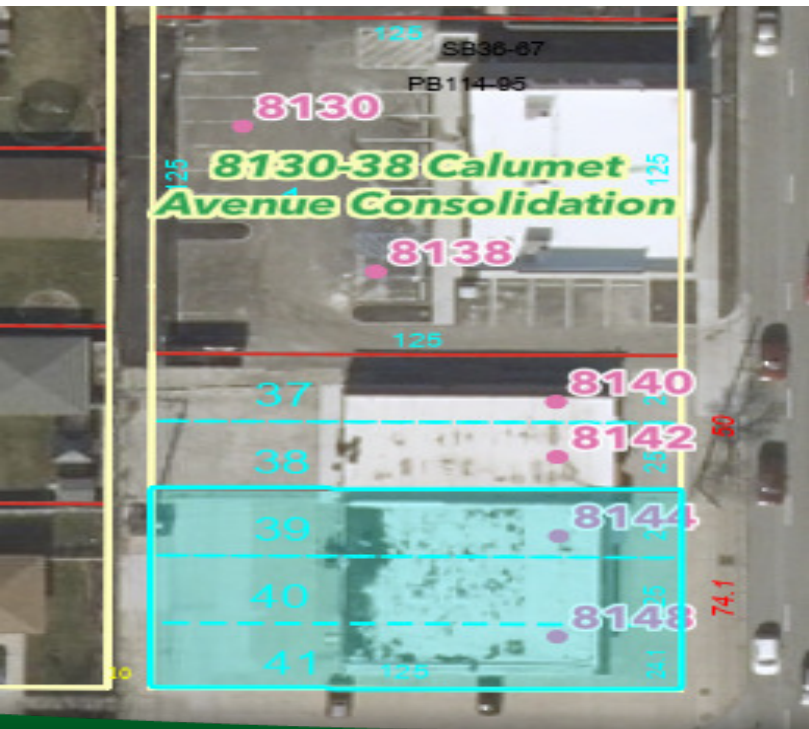


8146 CALUMET AVE, MUNSTER, IN 46321



For more information, please contact:

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SALE OF 8146 CALUMET AVE

8146 Calumet Ave, Munster, IN 46321



EXECUTIVE SUMMARY

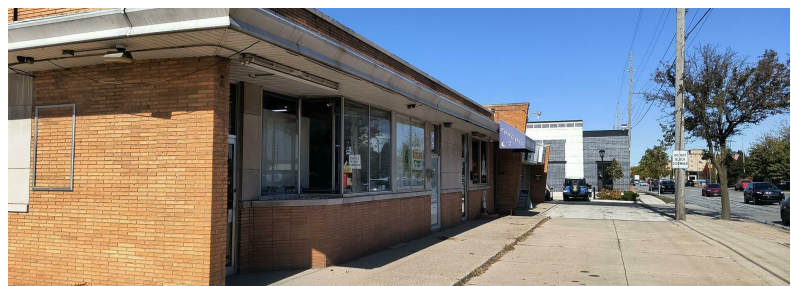


OFFERING SUMMARY

Sale Price:	\$649,000
Price / SF:	\$181.95
Lot Size:	0.21 Acres
Year Built:	1958
Building Size:	3567 SF
Zoning:	Office Building

PROPERTY HIGHLIGHTS

- Three unit retail/office building for sale
- Corner lot on Calumet Avenue
- Two units (2,367sf) occupied, one unit (1,200sf) available for lease
- Ample parking in rear of the building
- Located within 5 minutes of the expressway



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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of Munster, IN. This 3,567 SF office building, constructed in 1958, is attractively zoned for office use, offering a versatile space for a range of business endeavors. Comprising three units, with two occupied at 2,367 SF and one 1,200 SF unit available for lease, the property provides ample parking at the rear for convenience. Strategically positioned on a corner lot along Calumet Avenue and within 5 minutes of the expressway, this property presents a compelling opportunity for office building investors seeking to add a valuable asset to their portfolio.

LOCATION DESCRIPTION

This property is located on Calumet Avenue in Munster, minutes south of the expressway. Munster is a suburban town in Lake County, Indiana. It is in the Chicago metropolitan area, approximately 30 miles southeast of the Chicago Loop, and shares municipal boundaries with Hammond to the north, Highland to the east, Dyer and Schererville to the south, and Lansing and Lynwood directly west over the Illinois border. Munster's population was 23,894 at the 2020 US Census.

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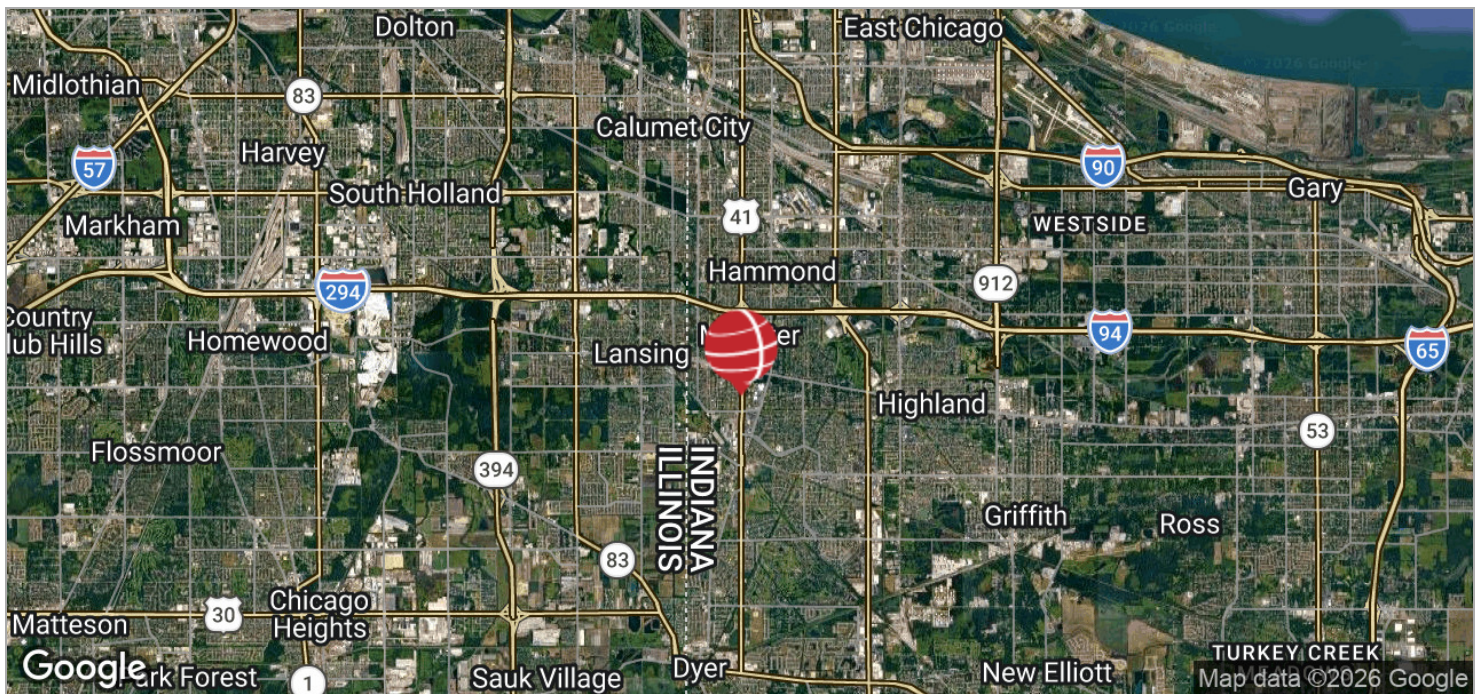
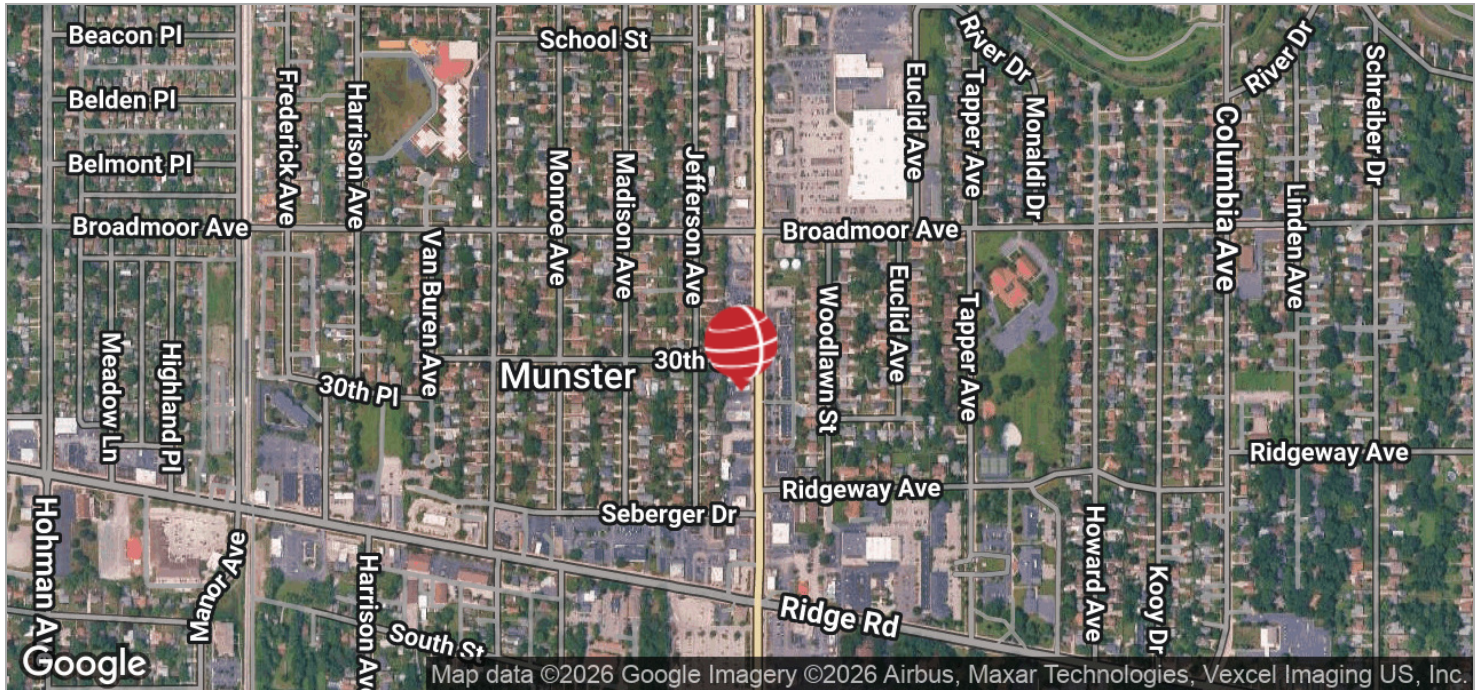
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SALE OF 8146 CALUMET AVE

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LOCATION MAPS



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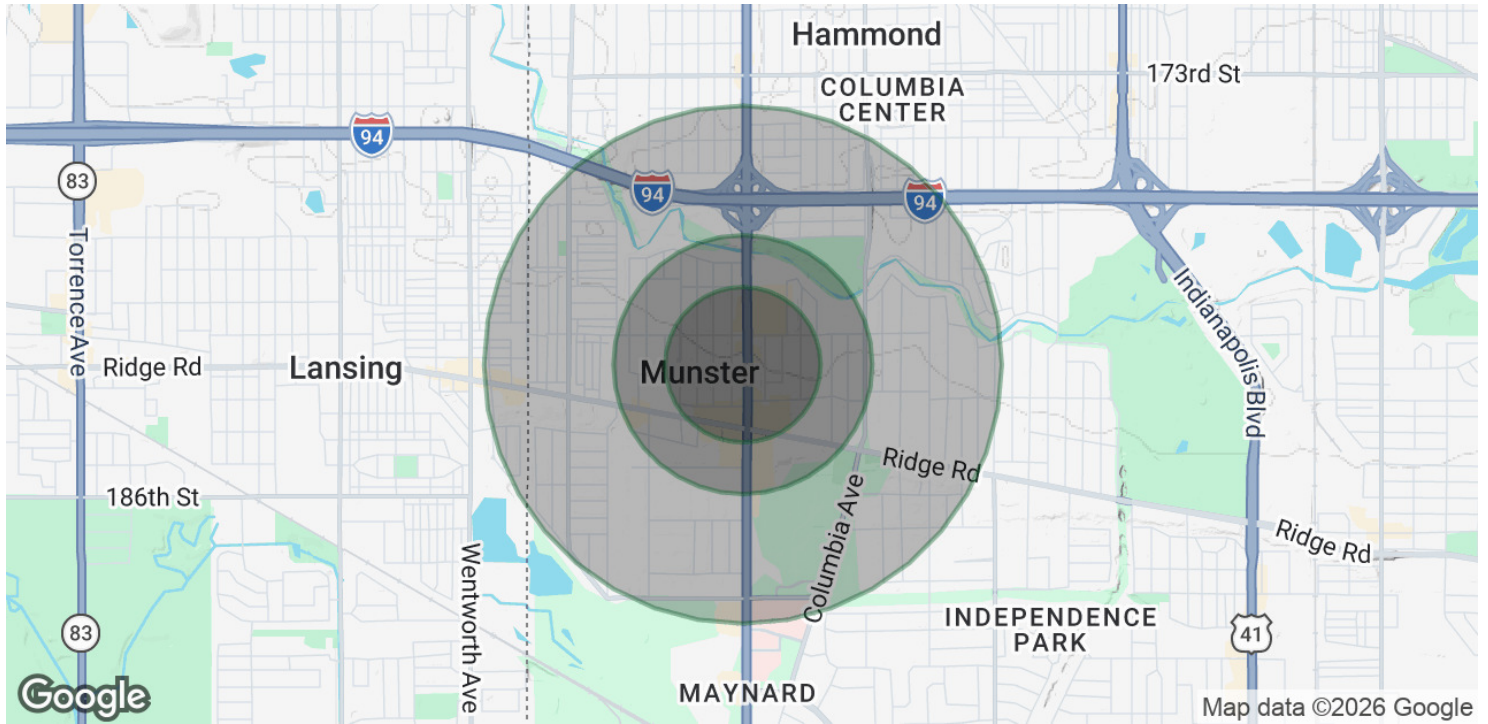
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	886	2,978	13,045
Average Age	45	45	42
Average Age (Male)	42	42	41
Average Age (Female)	47	47	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	324	1,104	5,134
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$100,125	\$98,369	\$93,192
Average House Value	\$286,009	\$283,525	\$255,530

2020 American Community Survey (ACS)

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