

# For Sale

## Fully Leased Investment Opportunity Approx. 11,000 S.F. Mixed Use Commercial Building 9100 W. Ogden Avenue, Brookfield, IL

Sale Price \$1,100,000



- Two first floor commercial spaces
  - Three second floor apartments
  - Gross income: \$145,200
- 2024 Real Estate Tax Paid in 2025:  
 PIN #18-03-208-034 \$6,566.34  
 #18-03-208-035 \$12,292.64  
 #18-03-208-036 \$6,898.01
- Total: \$25,757
- Operating Expenses: \$23,728
- Net Income: (8.7% Cap Rate) \$95,715

- C-1 Zoning District General Service
- Many recent upgrades, masonry construction
- Site size: 12,420 s.f.  
85' Ogden Avenue frontage
- Ample parking

### DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	21,769	117,768	377,493
Avg. HH Income	\$123,605	\$133,966	\$120,831
2025 Households	8,223	43,512	134,065
Vehicles per day:	25,345		



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

# Exterior Photos

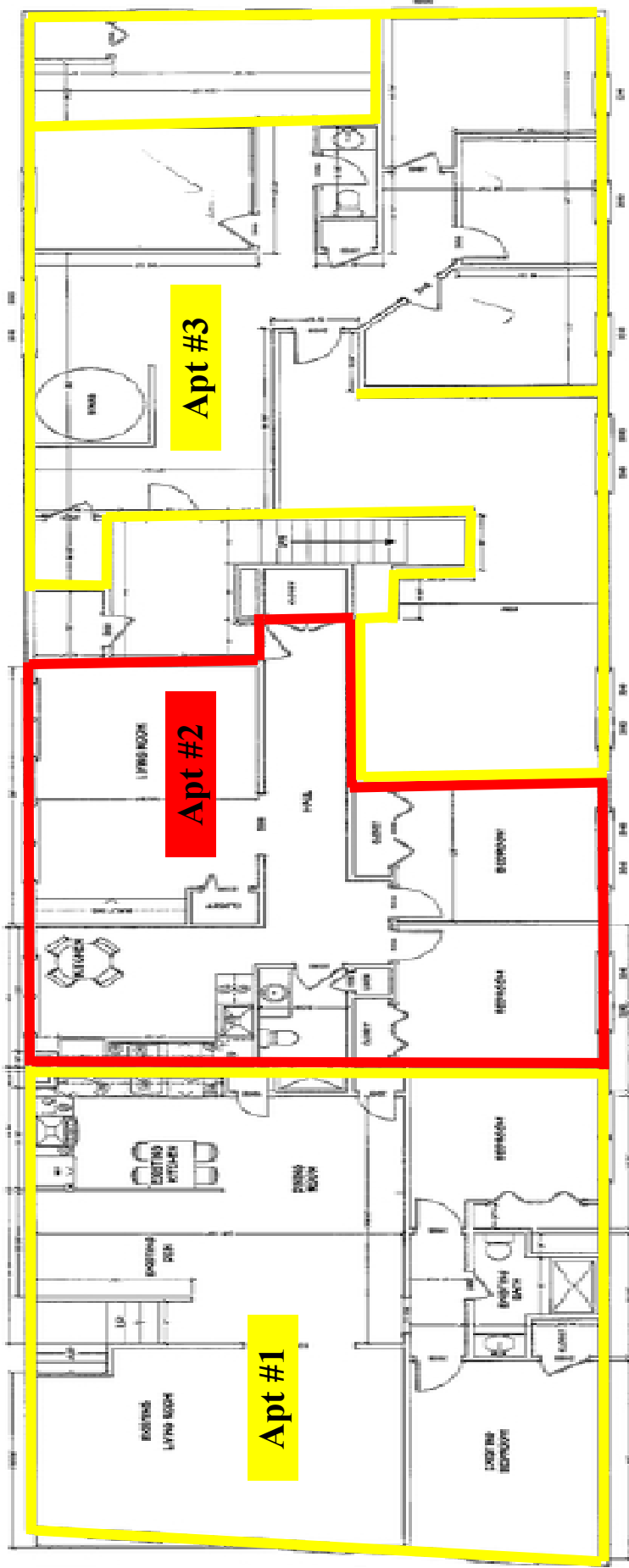
## 9100 W. Ogden Avenue, Brookfield, IL



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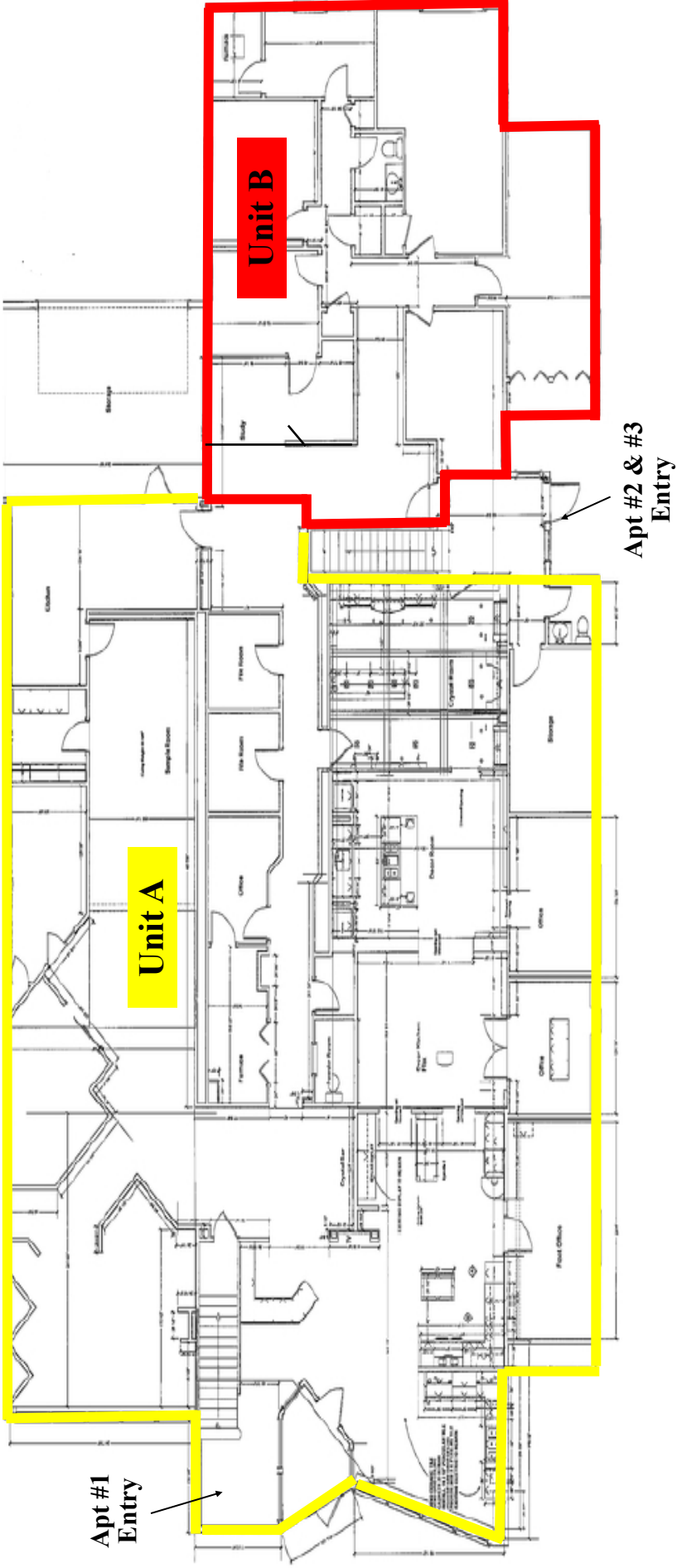
**Apartments  
9100 W. Ogden Avenue, Brookfield, IL**



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**First Floor**  
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