

For Sale

15,000 S.F. Multi-Tenant Commercial Building 7234 W. Ogden Avenue, Riverside, IL

Sale Price: \$650,000



- Currently vacant, former medical office
- Elevator
- 46+ car parking
- 1986 masonry construction
- Real estate tax PIN #15-36-410-025
- Current ownership tax exempt
- Separate gas and electric meters
- B-1 Retail Business District Commercial Zoning
- Site size: $\pm$ 24,000 sq. ft. (100' x 240')
- Potential redevelopment
- Three floors
- Great Ogden Avenue exposure

DEMOGRAPHICS

	<u>2 MILES</u>	<u>5 MILES</u>
2024 Households	24,963	173,729
2024 Population	71,848	494,033
Avg. HH Income	\$94,340	\$92,435
Ogden & Harlem Vehicles Per Day	31,775	

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COMMERCIAL
PROPERTIES

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.

Interior Photos

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Exterior Photos

7234 W. Ogden Avenue, Riverside, IL



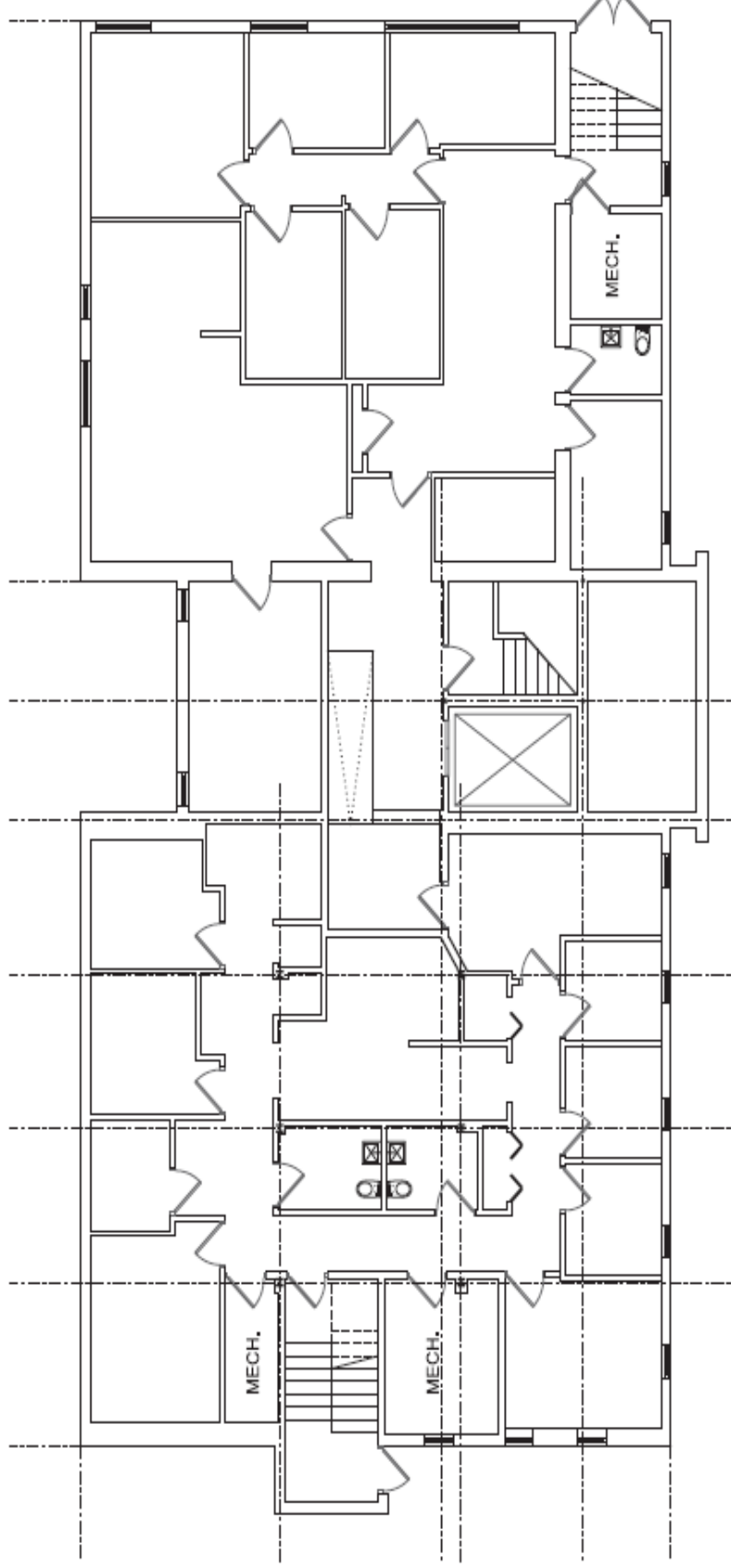
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Basement Floor Plan

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NOTE: THIS DRAWING NOT TO SCALE.



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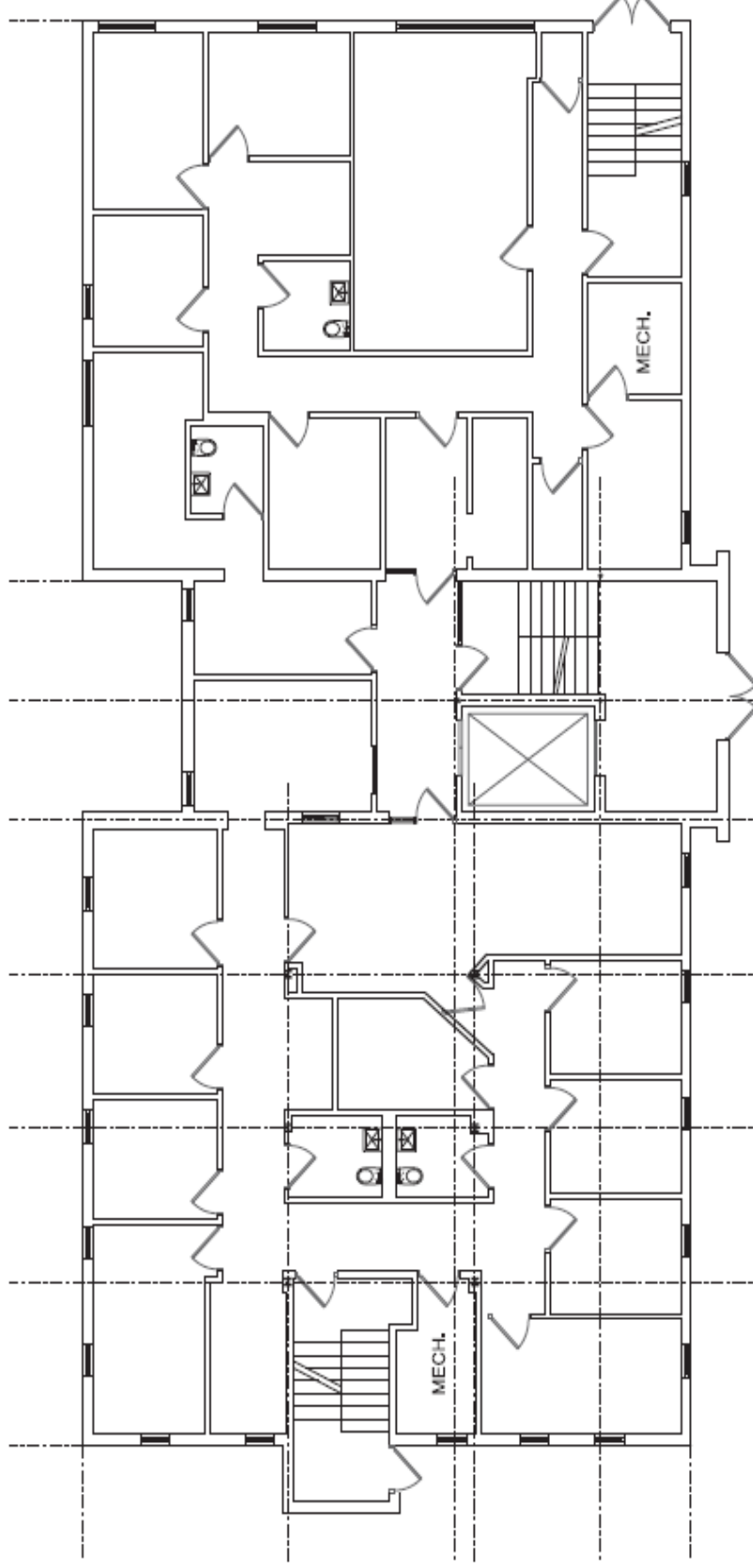
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First Floor Plan

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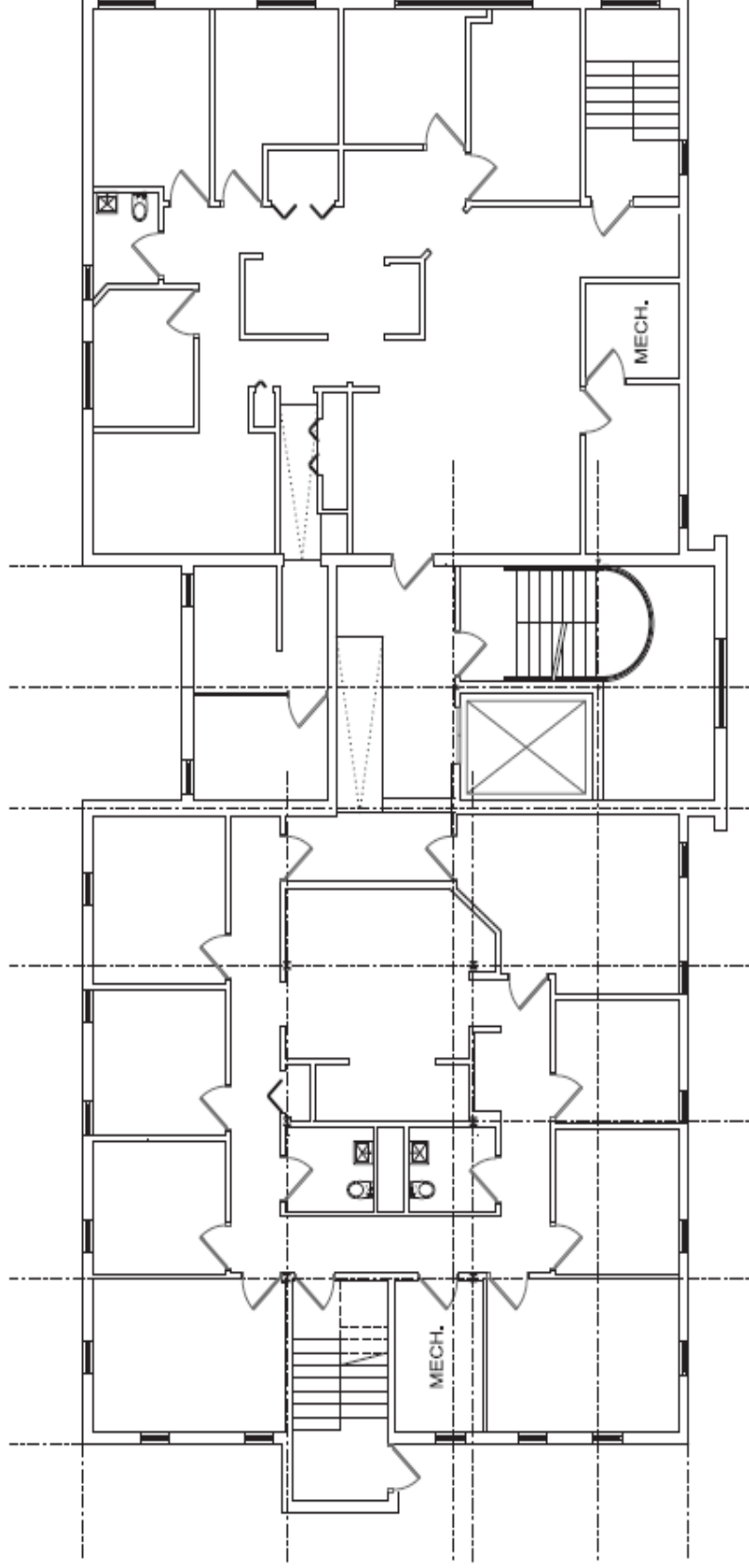
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Second Floor Plan

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