



Flex Property For Sale

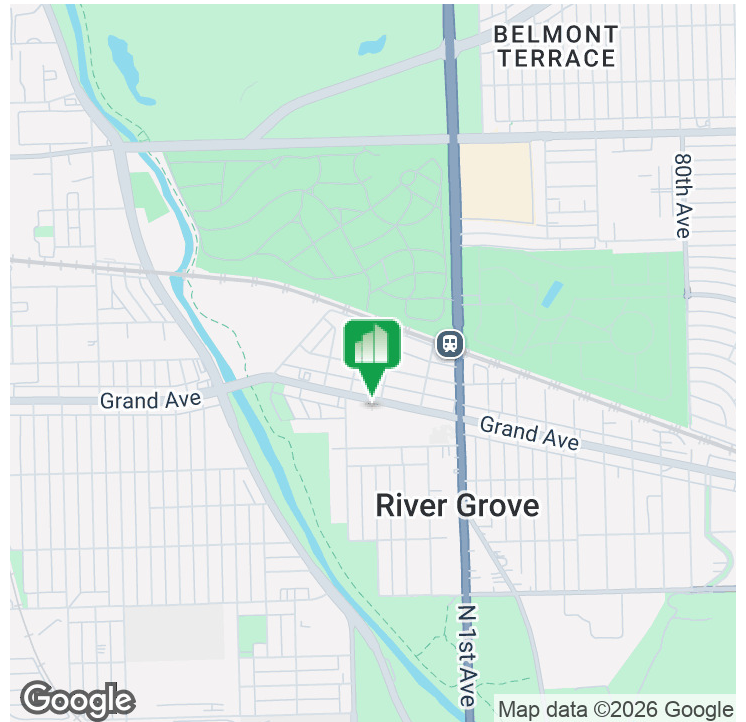


VERSATILE COMMERCIAL FLEX PROPERTY

8527 GRAND AVE, RIVER GROVE, IL 60171

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OFFERING SUMMARY

Sale Price: \$1,900,000

Price / SF: \$140.44

Building Size: 13,529 SF

Lot Size: 0.72 Acres

Zoning: C-1

Year Built: 1950

PROPERTY OVERVIEW

- Flexible-use property ideal for retail, industrial, light manufacturing, office, or service operations
- Existing office and newly remodeled lab and production space with ample power infrastructure
- Detached two-car garage provides additional storage, workspace, or covered parking
- Security system, exterior lighting, and ample off-street parking already in place
- Historically occupied by retail, service, light manufacturing, and private upper level manager's retreat
- Located in an established mixed-use corridor surrounded by residential, retail, and service businesses

LOCATION OVERVIEW

Located along Grand Avenue in River Grove, this well-established commercial corridor offers excellent visibility and convenient access to the surrounding western suburbs. The area features a diverse mix of retail, service businesses, multifamily residential, and light industrial users, creating a strong customer and workforce base. Its versatile setting makes it an ideal location for retail, industrial, light manufacturing, and other flex-use businesses seeking a centrally located presence.

VERSATILE COMMERCIAL FLEX PROPERTY

8527 GRAND AVE, RIVER GROVE, IL 60171

Exterior



Exterior



Exterior



Exterior



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Interior



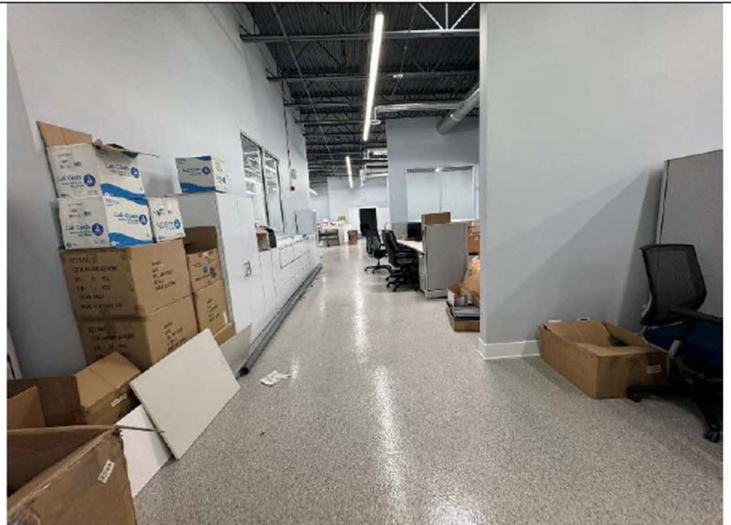
Interior



Interior

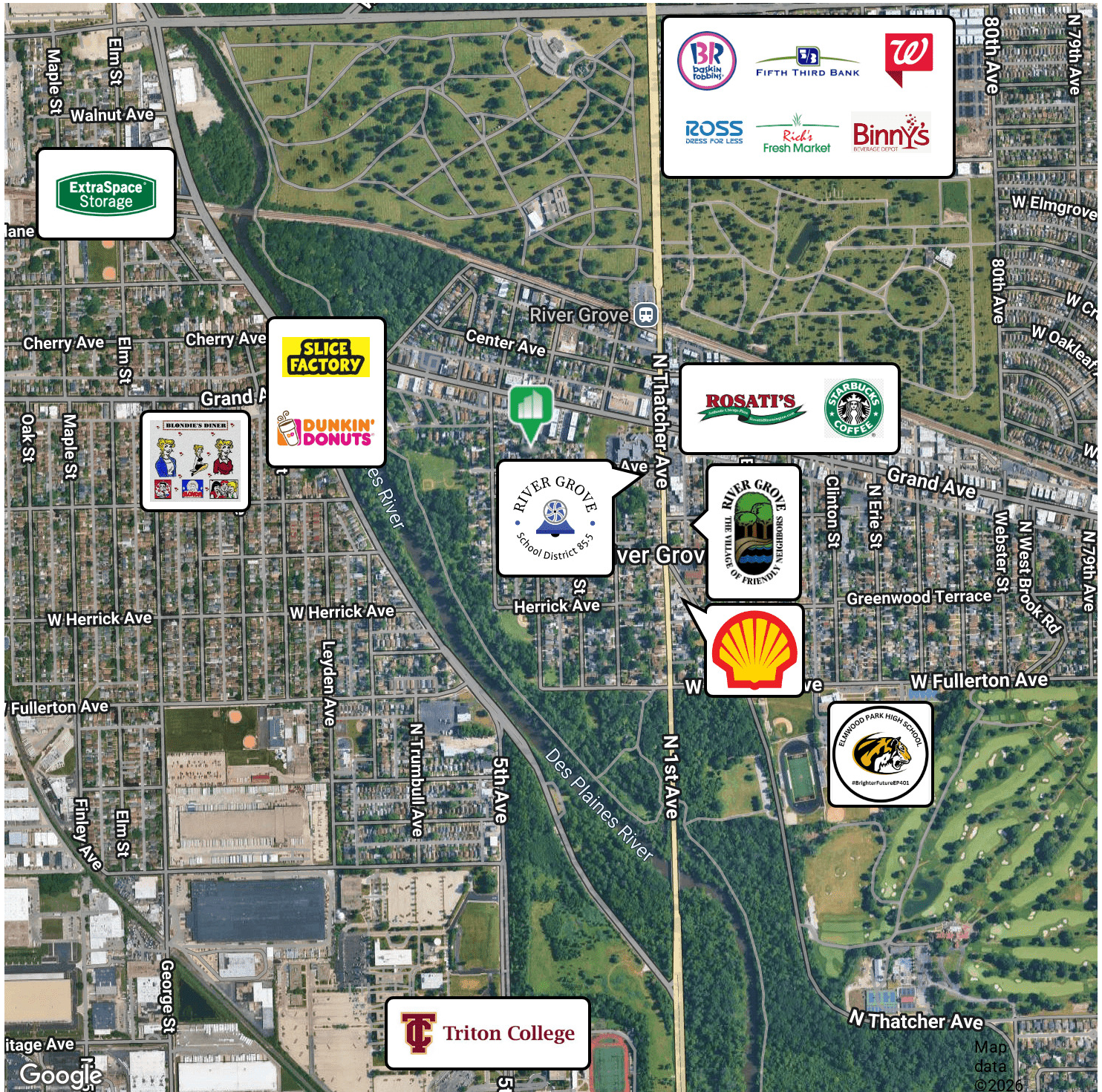


Interior



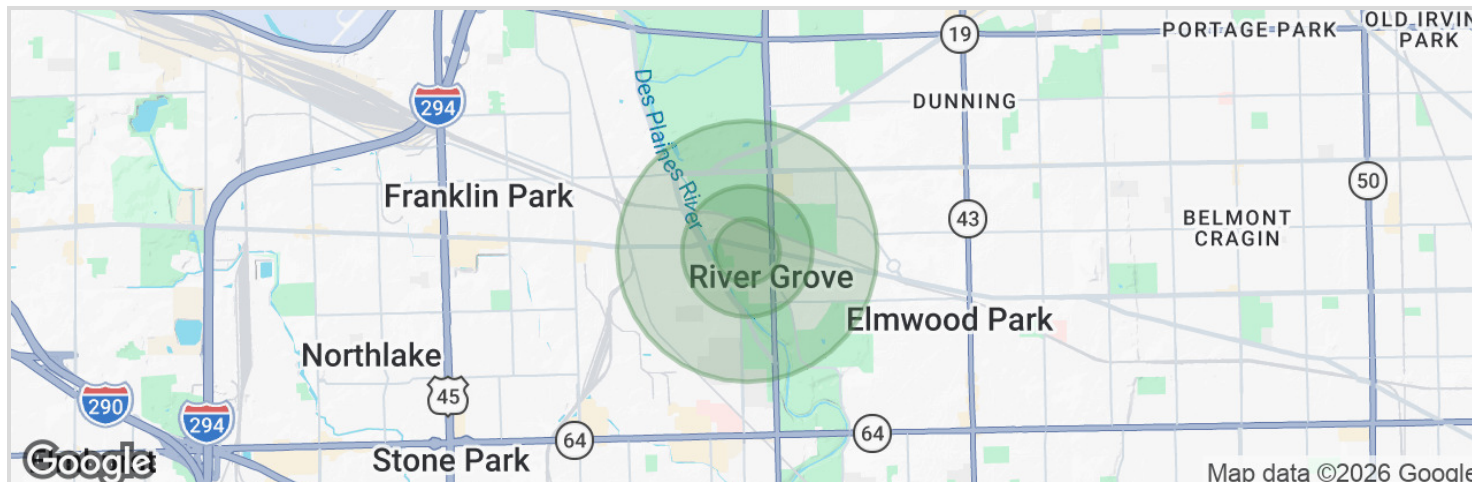
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1 mile



\$81,896

Median Household Income



16,808

Population



6,988

Households



42.5

Median Age



\$61,852

Median Disposable Income

3 miles



\$88,085

Median Household Income



192,584

Population



71,561

Households



40.9

Median Age



\$70,644

Median Disposable Income

5 miles



\$91,542

Median Household Income



584,742

Population



225,581

Households



40.5

Median Age



\$68,458

Median Disposable Income