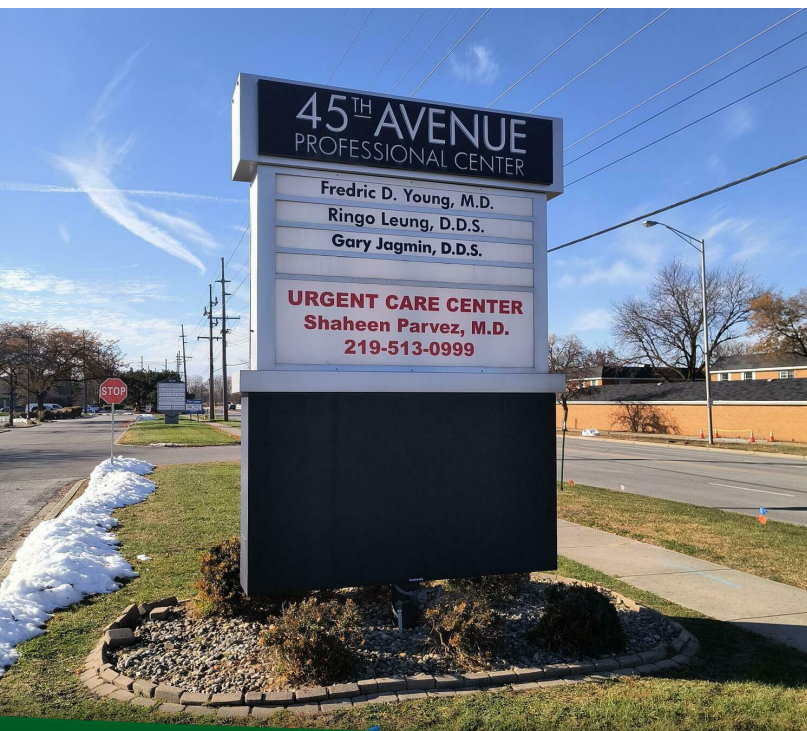


# 1646 45TH STREET, MUNSTER, IN 46321



For more information, please contact:

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# 45TH AVE PROFESSIONAL CENTER

1646 45th Street, Munster, IN 46321



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$425,000
Price / SF:	\$177.08
Lot Size:	2.0 Acres
Year Built:	1974
Building Size:	2400 SF
Zoning:	CD-4.A

### PROPERTY HIGHLIGHTS

- Turnkey Medical Office Condo for sale in Munster
- Located on 45th Street with pylon signage available
- Property contains 5 exam rooms, a large reception desk and waiting area, kitchenette, 2 restrooms, 3 private offices, and a 2 plumbed workstations
- Prior use was as a doctor's office
- Ample parking



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# 45TH AVE PROFESSIONAL CENTER

1646 45th Street, Munster, IN 46321



## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

Offering a prime opportunity for medical or professional services, this turnkey 2,400sf office condo is ready for sale in Munster. This property is well-equipped with 5 exam rooms, a spacious reception area, kitchenette, 3 private offices, and 2 plumbed workstations. Previously a doctor's office, the space also features ample parking and the option for prominent pylon signage along 45th Street. Ideal for medical users searching for a location in Munster.

### LOCATION DESCRIPTION

This property is located in Munster on 45th Street. 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 state line. Its population was 23,894 at the 2020 US Census.

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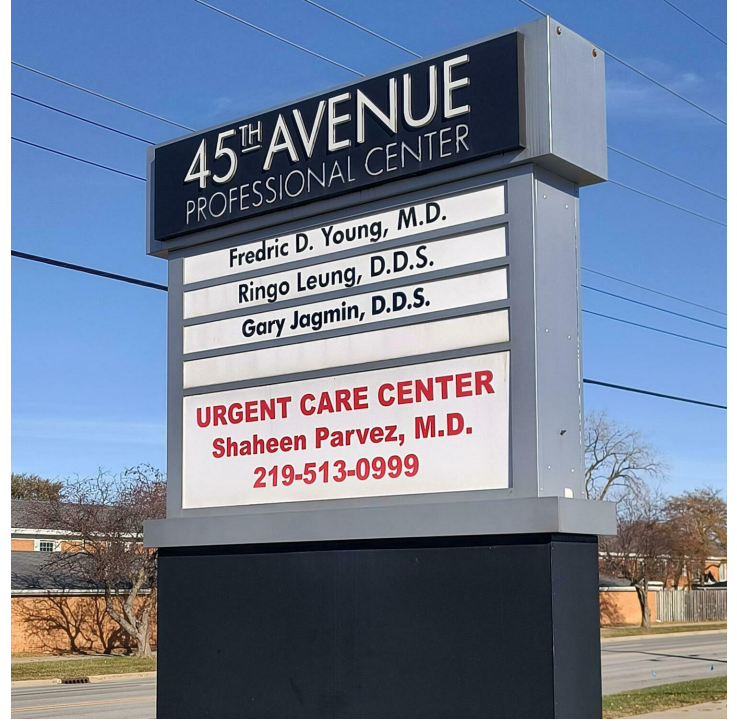


# 45TH AVE PROFESSIONAL CENTER

1646 45th Street, Munster, IN 46321



## ADDITIONAL PHOTOS



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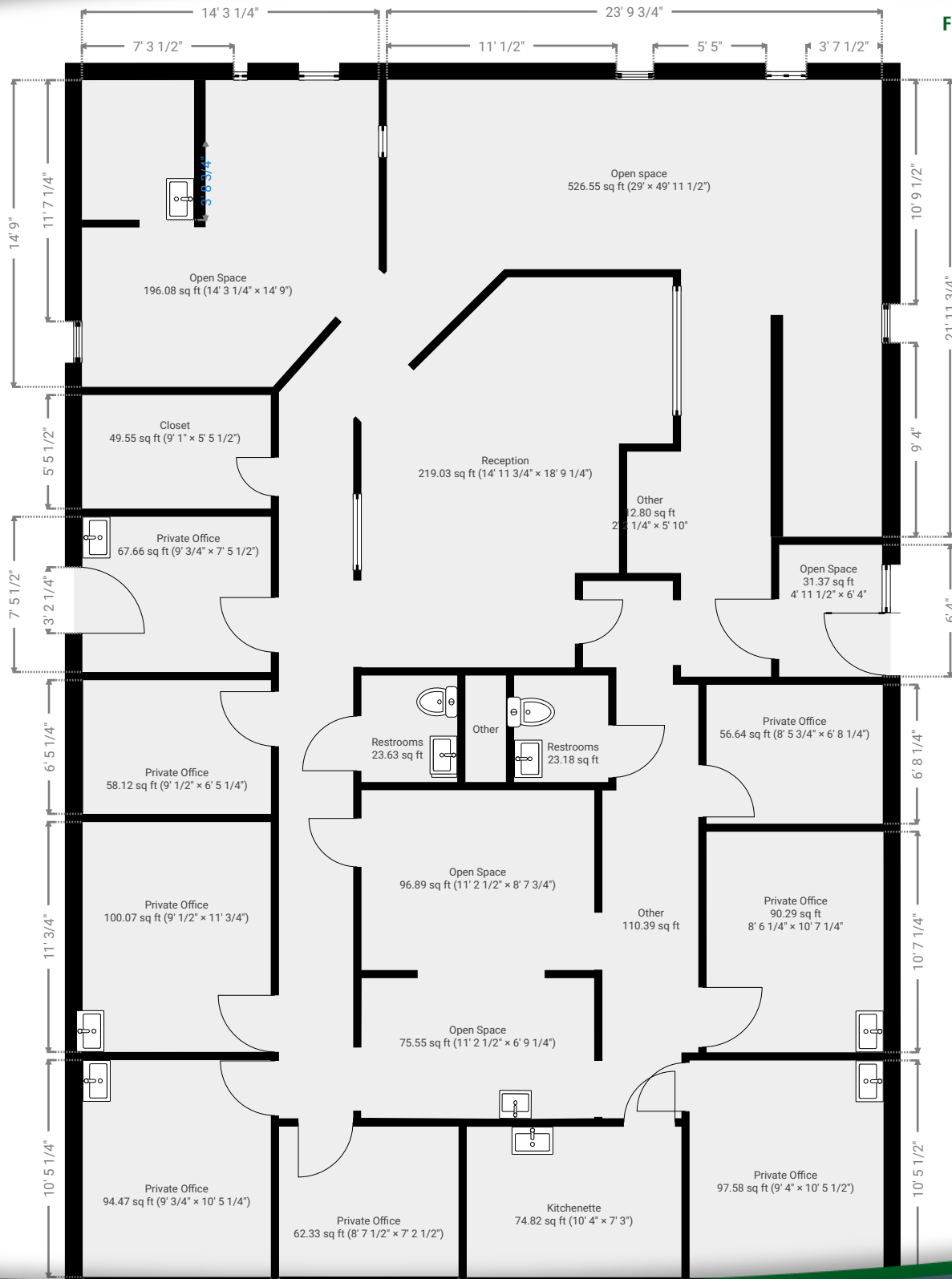
# 45TH AVE PROFESSIONAL CENTER

1646 45th Street, Munster, IN 46321



TOTAL AREA: 2376.70 sq ft • LIVING AREA: 2376.70 sq ft • ROOMS: 21

## FLOOR PLAN



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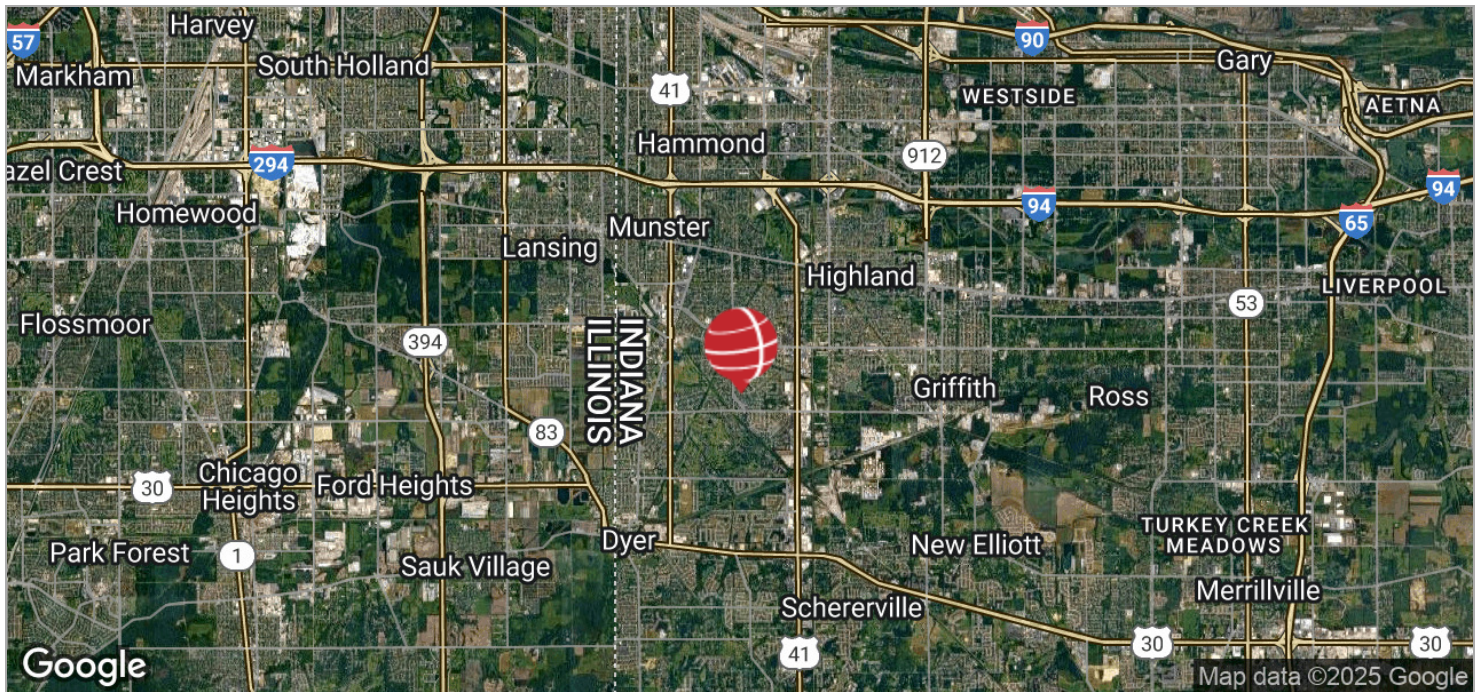
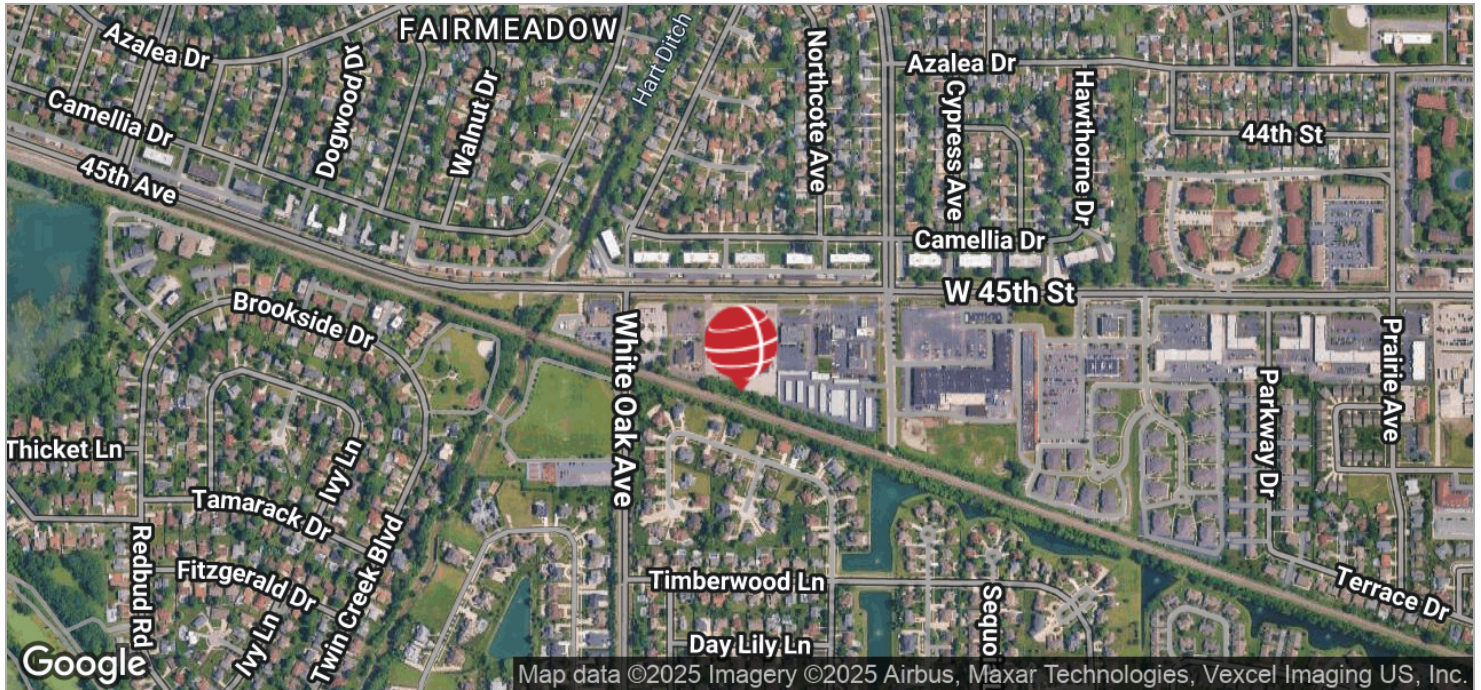


# 45TH AVE PROFESSIONAL CENTER

1646 45th Street, Munster, IN 46321



## LOCATION MAPS



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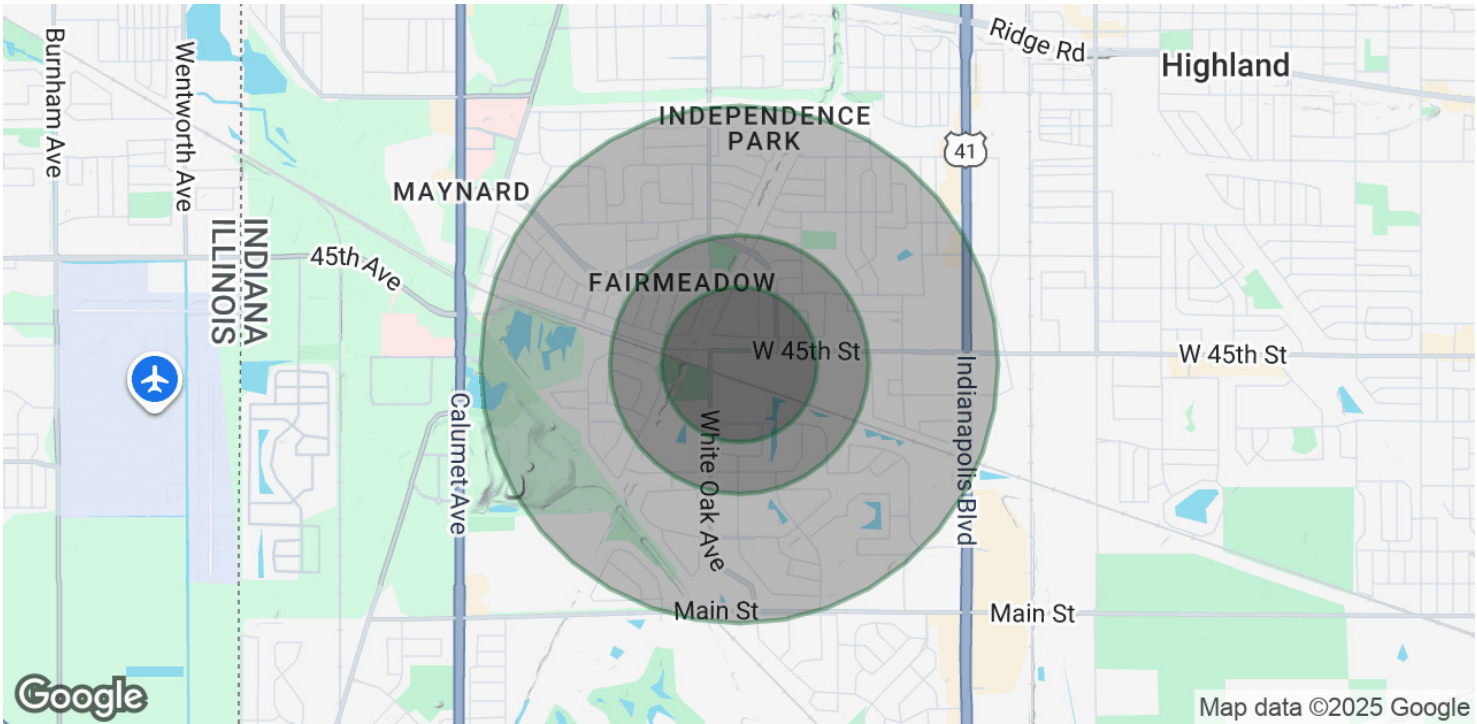


# 45TH AVE PROFESSIONAL CENTER

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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	579	3,149	13,366
Average Age	44	44	44
Average Age (Male)	42	42	42
Average Age (Female)	46	46	46

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	229	1,275	5,718
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$162,409	\$151,186	\$132,125
Average House Value	\$421,461	\$406,327	\$371,482

Demographics data derived from AlphaMap

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