

# 15412 PARK AVENUE

HARVEY, IL 60426

**LM**  
Lagestee-Mulder  
Commercial Real Estate

PROPERTY FOR SALE



## PROPERTY HIGHLIGHTS

- Owner-user or investment property
- Located in an industrial/commercial area by the tracks, 2.5 miles east of I-294
- First floor is occupied by a reliable auto tenant on a month-to-month lease providing immediate cash flow
- The second floor is damaged and requires repairs

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,926	29,273	86,105
Total Population	10,986	80,711	229,643
Average HH Income	\$67,855	\$69,760	\$76,778

**SALE PRICE**

**\$45,000**

## OFFERING SUMMARY

Building Size: 2-Sty / 5,260 SF

Lot Size: 2,613 SF

Cap Rate: 9.47%

Zoning: DT - Downtown Bus.

PIN: 29-17-216-011

Utilities: Natural gas, city water/sewer

County: Cook

## CHARLIE BERBERICH

Commercial Broker  
630.310.9874  
CHARLIE@LMTEAM.COM

17005 Westview Ave.,  
South Holland, IL 60473  
630.325.8338  
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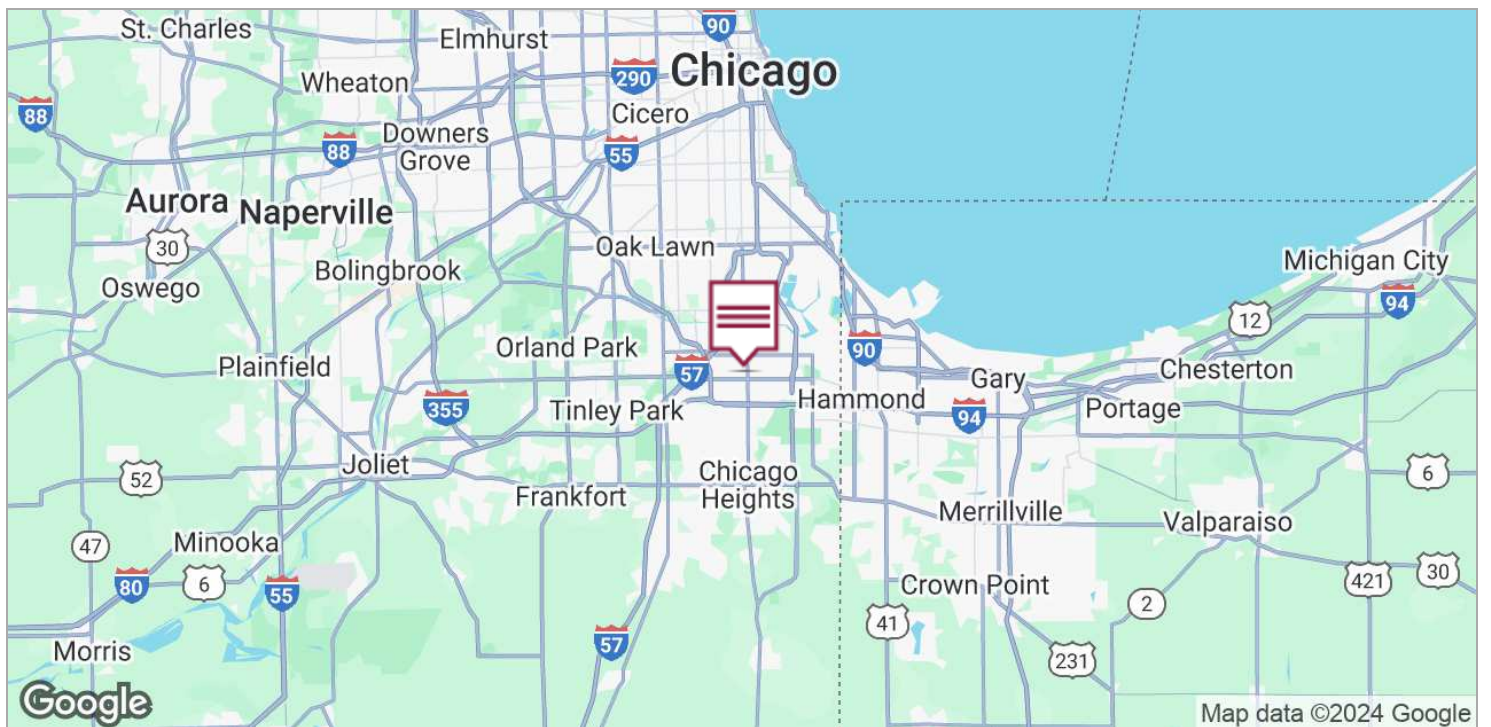
Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Charlie Berberich represent(s) the Seller only, and not the Buyer.



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