

300 E IRVING PARK RD.

MULTI-TENANT OFFICE BUILDING FOR SALE

Wood Dale, IL 60191



SIZE:

7,000 SF

ZONING:

C

ADDRESS:

300 E Irving Park Rd Wood Dale, IL 60191

SUMMARY:

7,000 SF Multi-Tenant Office Building With 7 Units Available.

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& ASSOCIATES**

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3820 Ridge Pointe Drive, Geneva, IL 60134

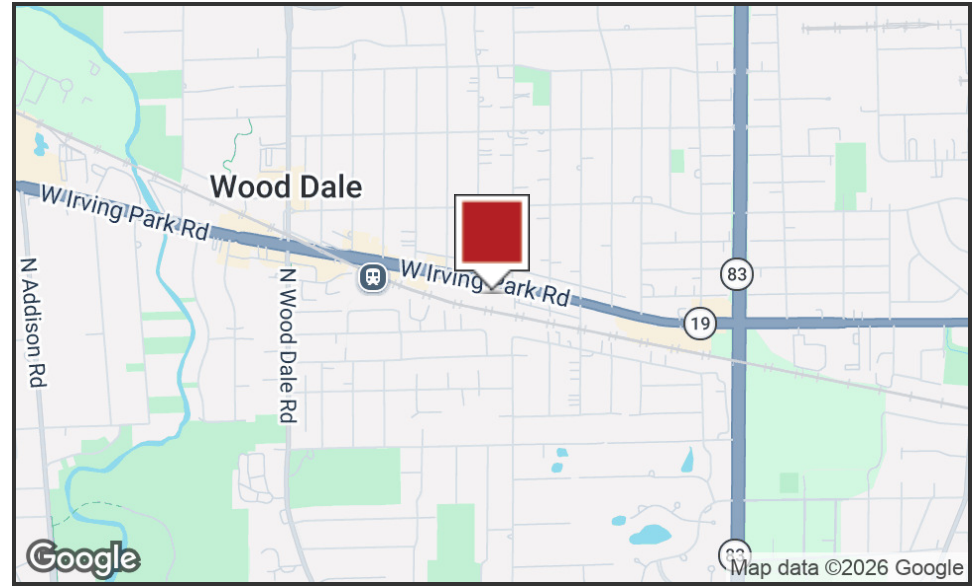
630.567.7800 | morkenassociates.com

SCOTT MORKEN

630.567.7804

scottmorken@morkenassociates.com

Executive Summary



OFFERING SUMMARY

Sale Price:	\$750,000
Building Size:	7,000 SF
Available SF:	7,000 SF
Lot Size:	22,767 SF
Price / SF:	\$107.14
Year Built:	1966

PROPERTY OVERVIEW

Unit 1A; 1,212 SF - \$1,010 month - Occupied
Unit 1B; 769 SF - \$569 month - Occupied
Unit 1C; 919 SF - \$765.83 month - Available
Unit 1D; 690 SF - \$752.00 month - Occupied
Unit 1E; 1611 SF - \$1,342 month - Owner Occupied, will lease back.
Unit 2A; 1098 SF - \$915 month - Available
Unit 2B; 701 SF - \$744 month - Occupied

PROPERTY HIGHLIGHTS

Great Investment Potential or Owner/User Property.

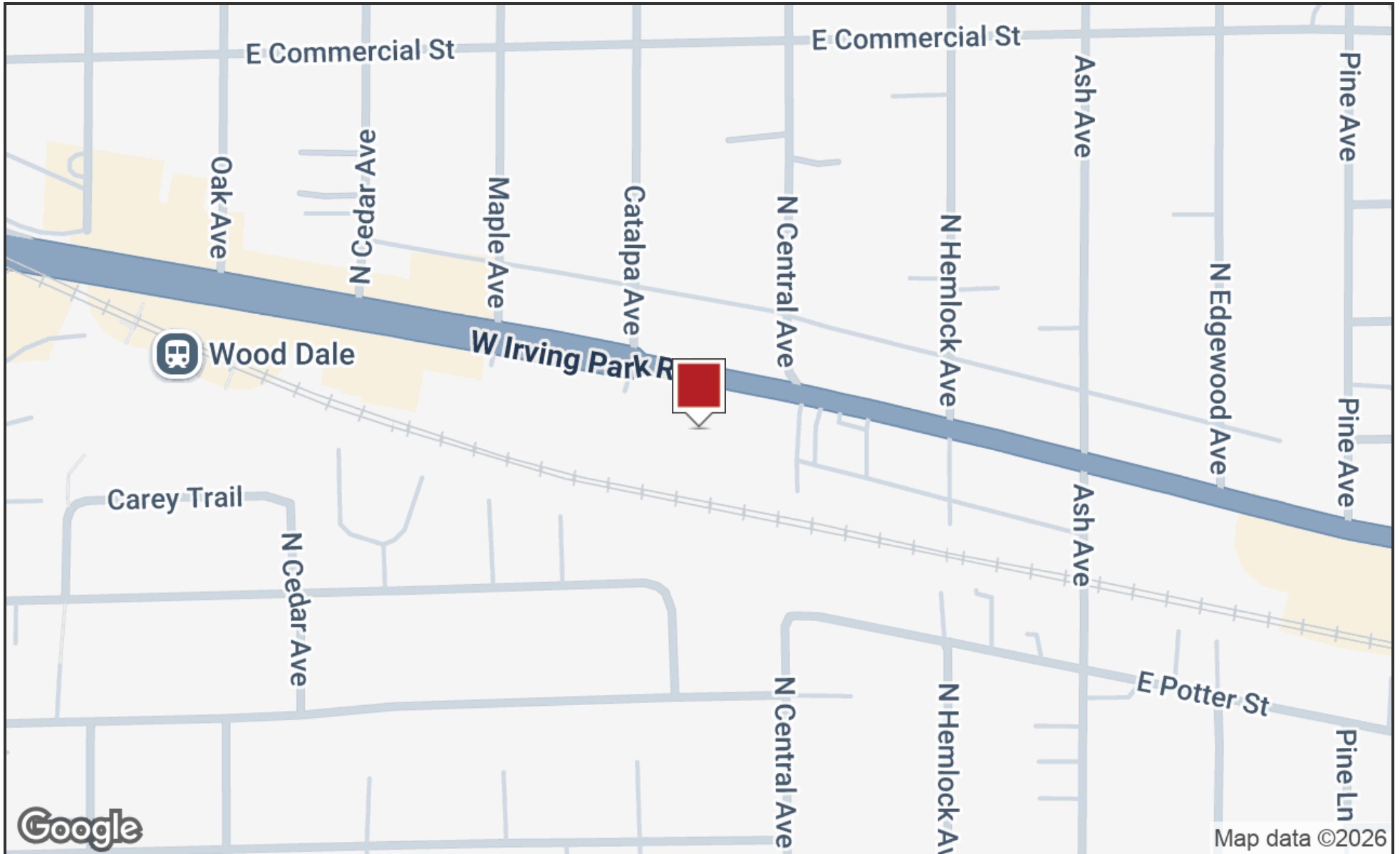
CURRENTLY 7% CAP RATE! / 9.75% CAP RATE IF FULLY LEASED OUT!

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Location Map

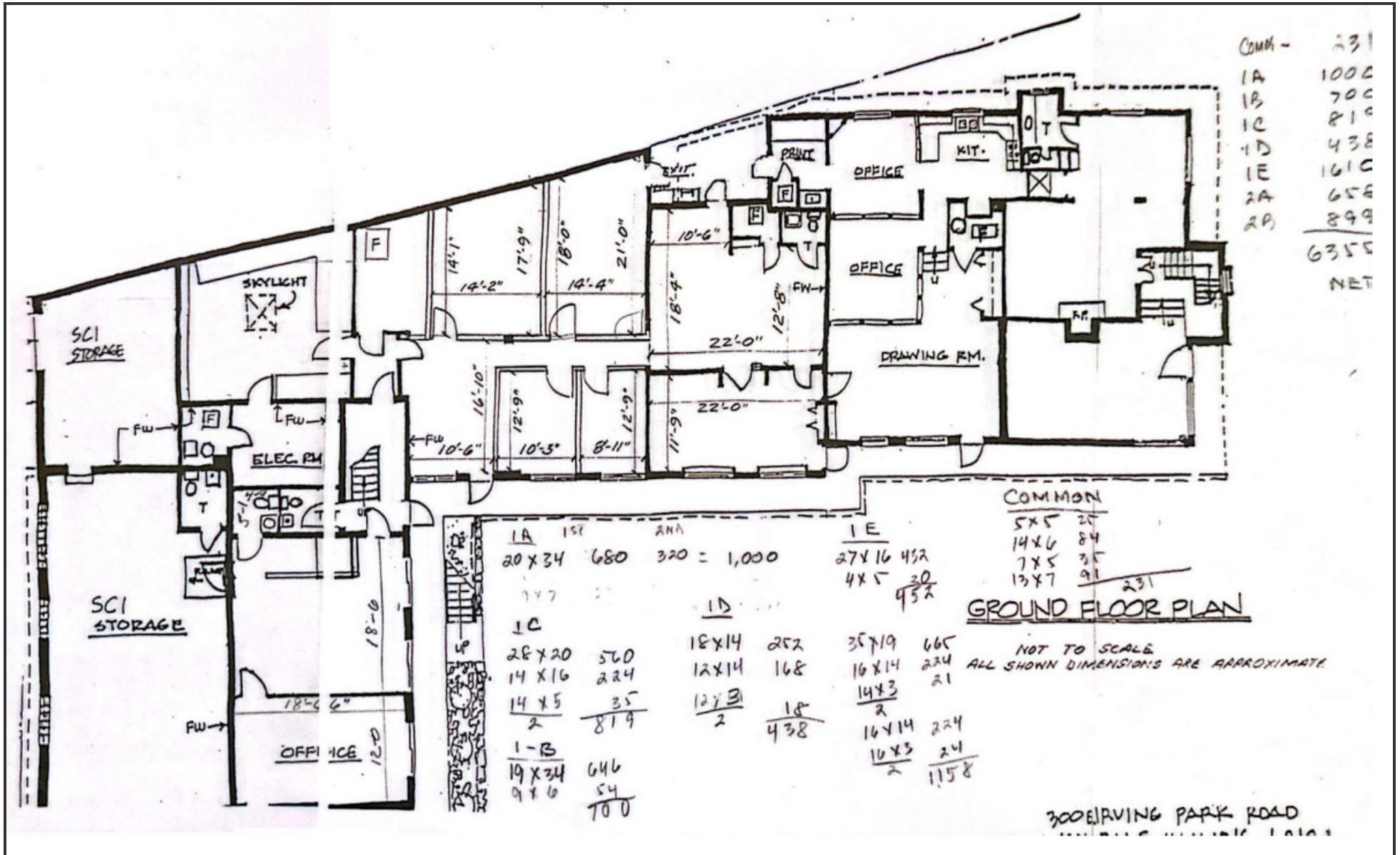


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1st Floor

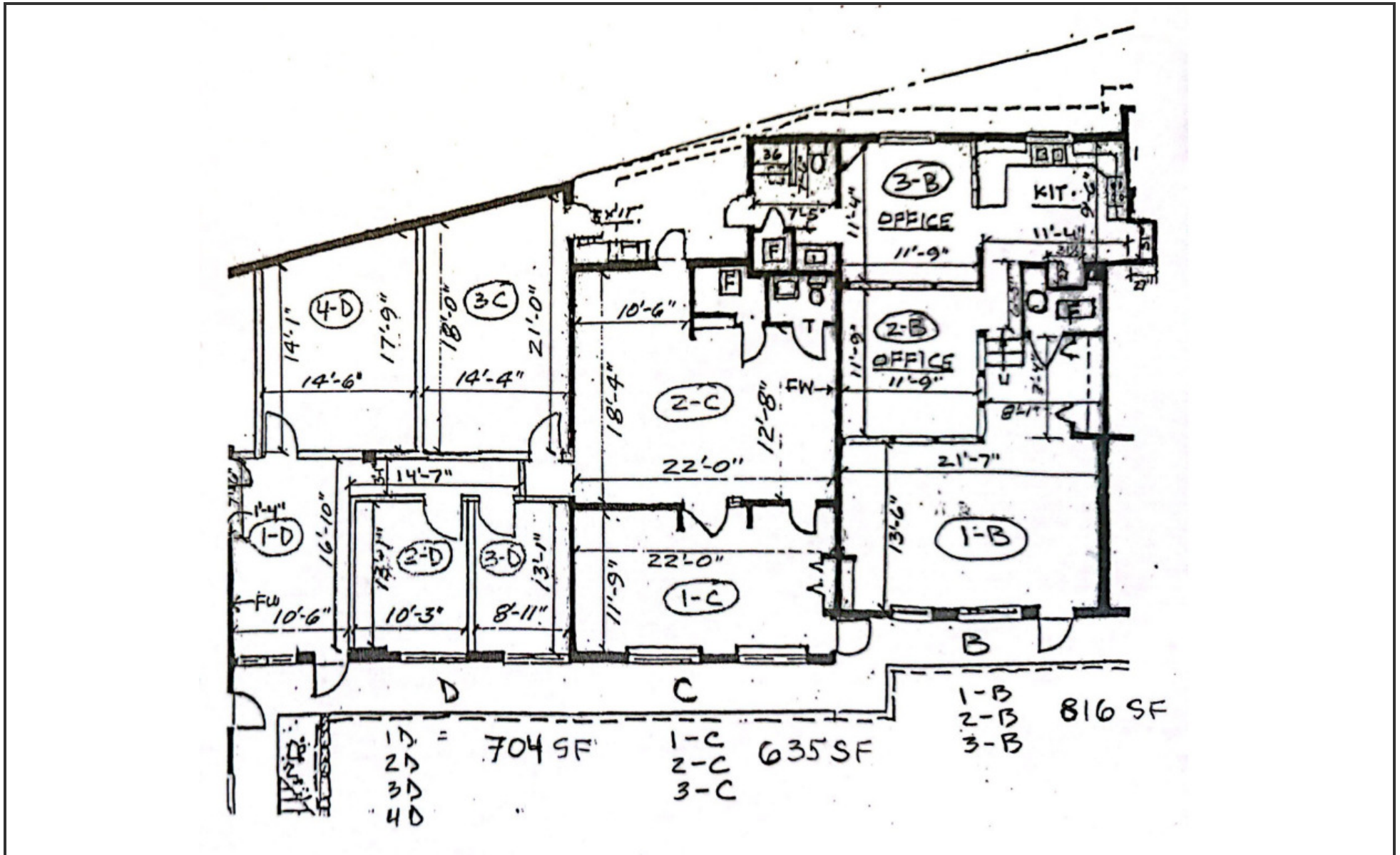


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1st Floor-Units B, C, & D

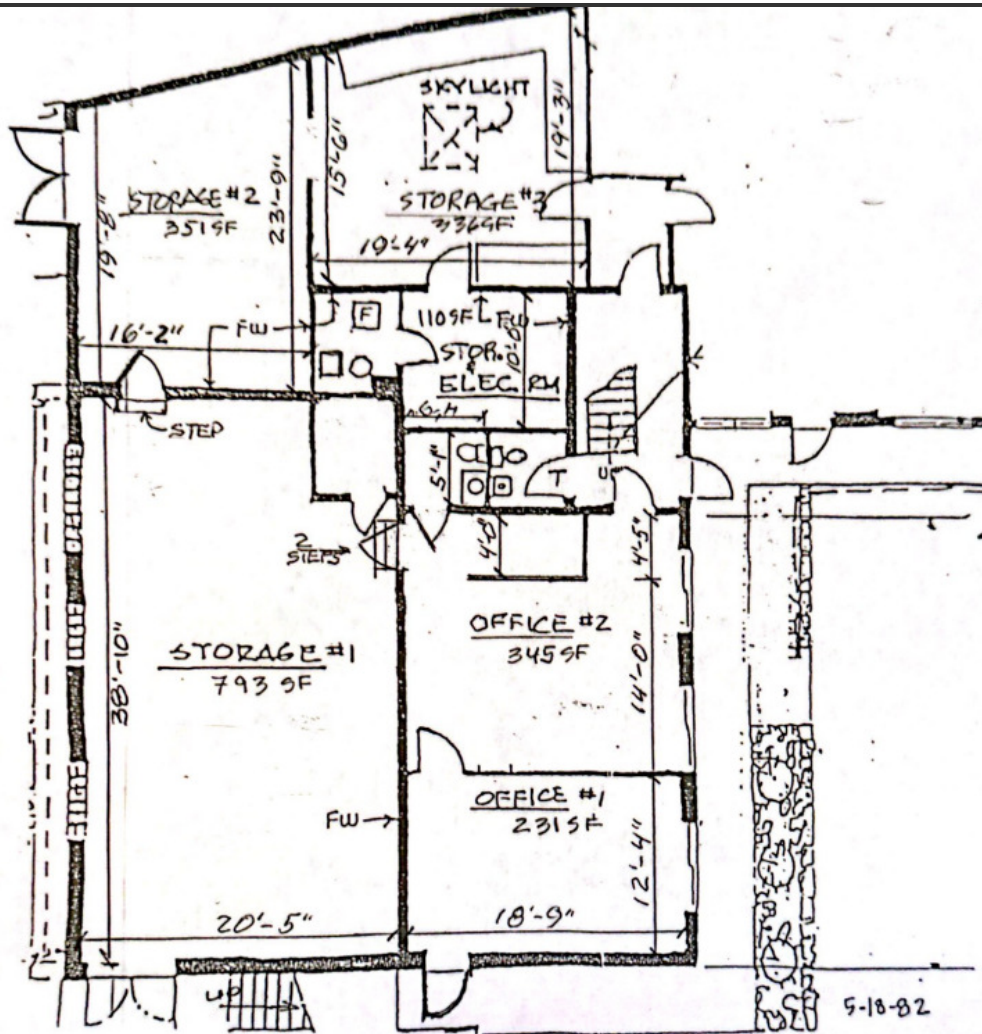


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1st Floor-Suite E



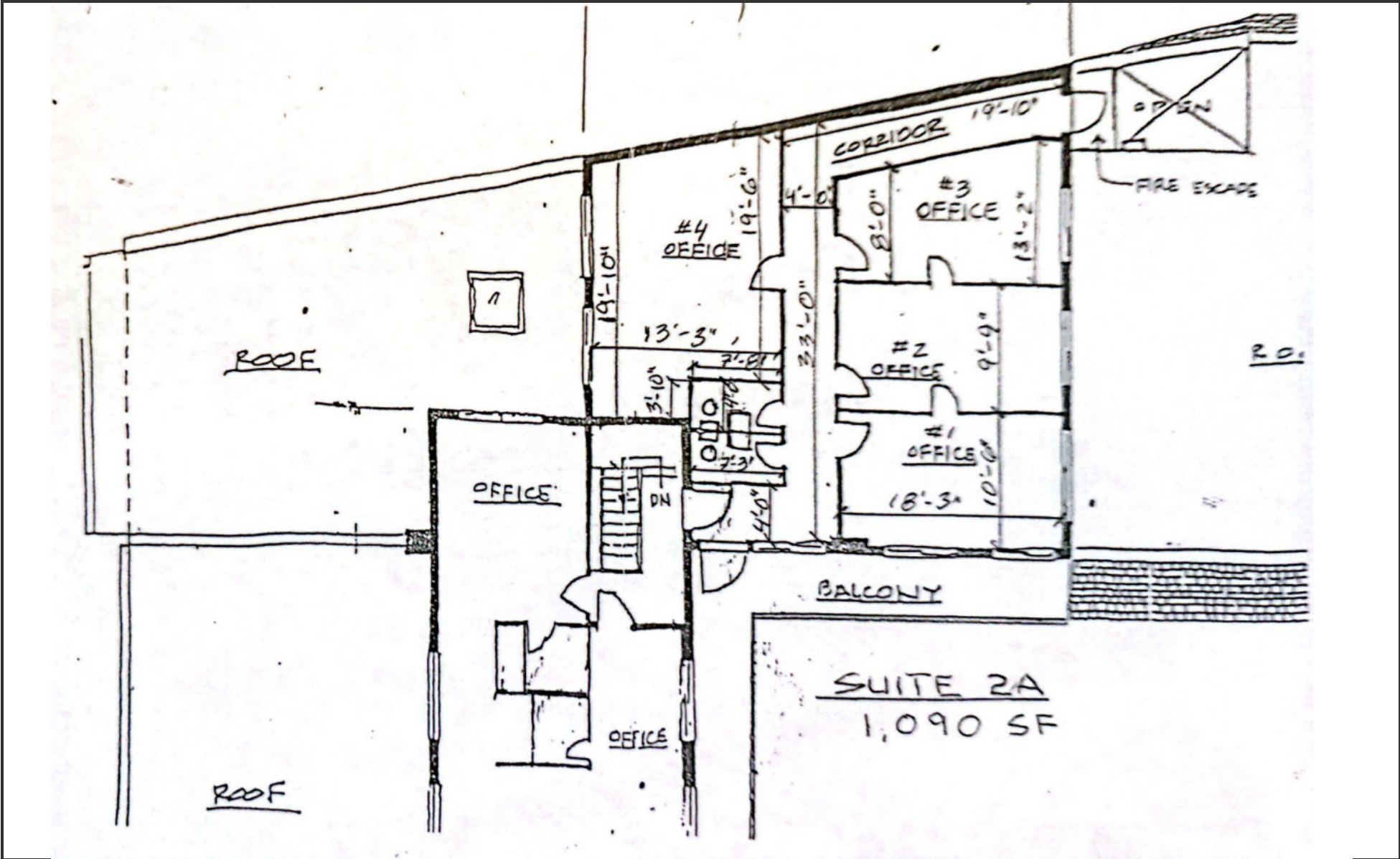
SUITE 1-E
OFFICE AREA 600 SF
STORAGE AREA 1590 SF

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2nd Floor-Suite A



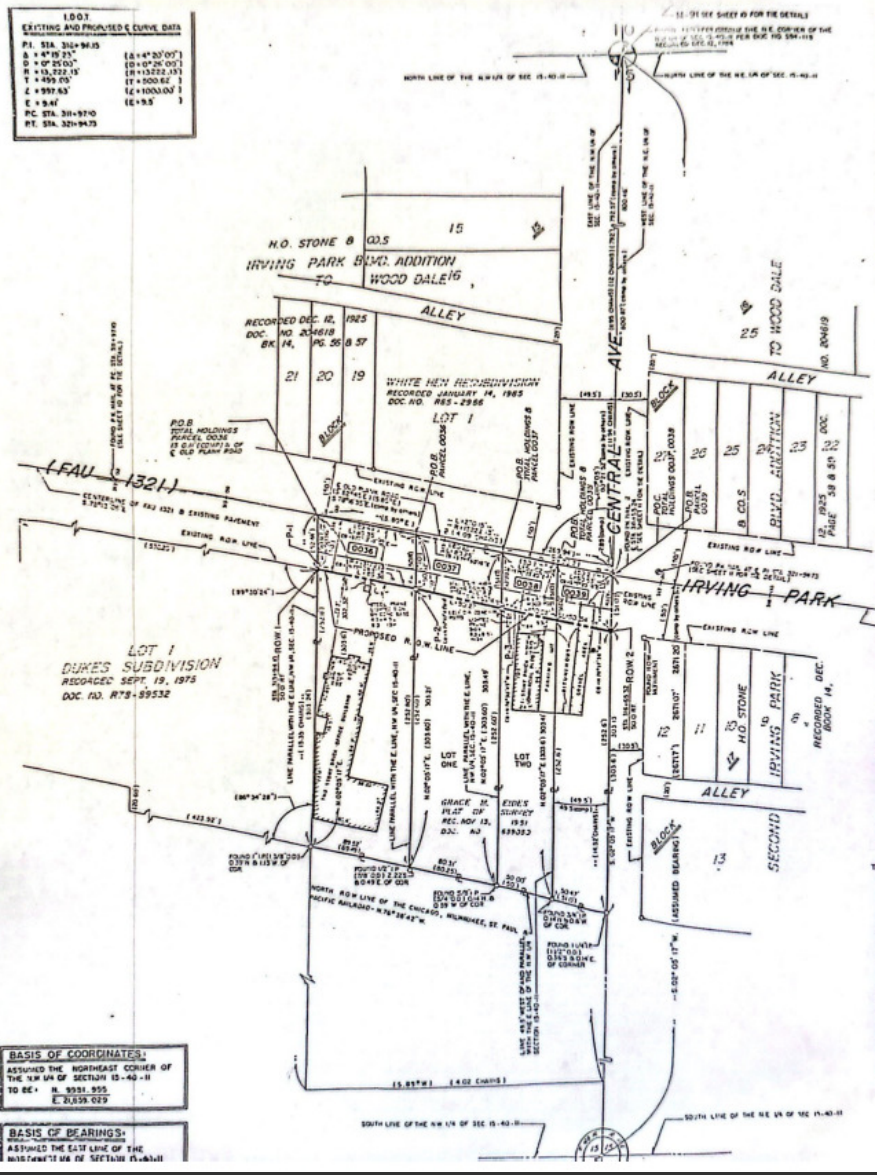
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Survey



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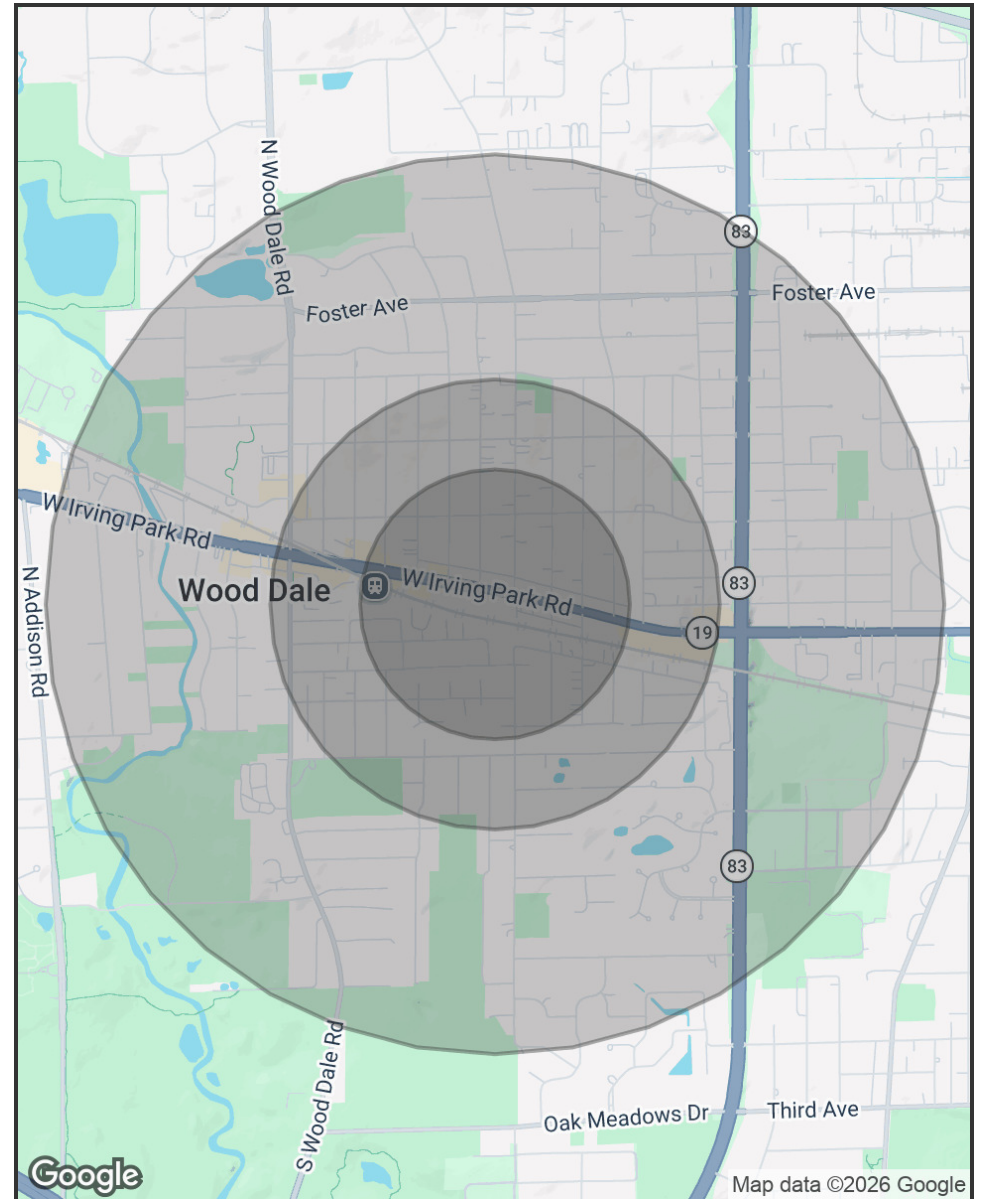
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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,744	4,521	12,475
Average Age	41	42	42
Average Age (Male)	40	41	41
Average Age (Female)	42	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	585	1,541	4,294
# of Persons per HH	3	2.9	2.9
Average HH Income	\$96,718	\$101,666	\$103,051
Average House Value	\$352,582	\$353,385	\$337,200

2020 American Community Survey (ACS)



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