

# FOR SALE

837 MANNHEIM RD

Bellwood, IL 60104



## OFFERING SUMMARY

Sale Price:	\$175,000
Building Size:	1,730 SF
Lot Size:	2,638 SF
Price / SF:	\$101.16
Year Built:	1961
Zoning:	B2

## PROPERTY OVERVIEW

Turn-Key Industrial/Commercial Opportunity on Mannheim Road - Fully Renovated & Code-Compliant Position your business for success with this extensively renovated, highly visible industrial/commercial property at 837 Mannheim Road in Bellwood. Ideal for contractors, trades, or service-based businesses, this versatile 1,730 SF building offers a rare combination of functionality, visibility, and true move-in-ready condition. This property has undergone significant capital improvements, both inside and out. The exterior has been professionally restored, including full tuckpointing and reconstruction of the front parapet wall. Roof integrity has been addressed with new plywood along the front parapet, secured flashing, sealed joints, and a fresh silver coating. A previously identified leak was resolved by installing a vent stack cap, and no further issues have been reported. Inside, the building has been completely refreshed to support both operations and presentation. Improvements include new flooring in the front area, a professionally finished shop floor by Floor Guard, full interior repaint, and updated plumbing fixtures including new sinks, toilets, and hot water heaters. The rear overhead door has also been replaced, enhancing access and functionality. Originally acquired in distressed condition, the ownership completed all required repairs outlined in the village pre-inspection report-including electrical, plumbing, masonry, signage, and fire safety systems. All work was

**Frank Paganis, CCIM**  
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# PHOTOS

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# RETAILER MAP

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# DEMOGRAPHICS

837 MANNHEIM RD

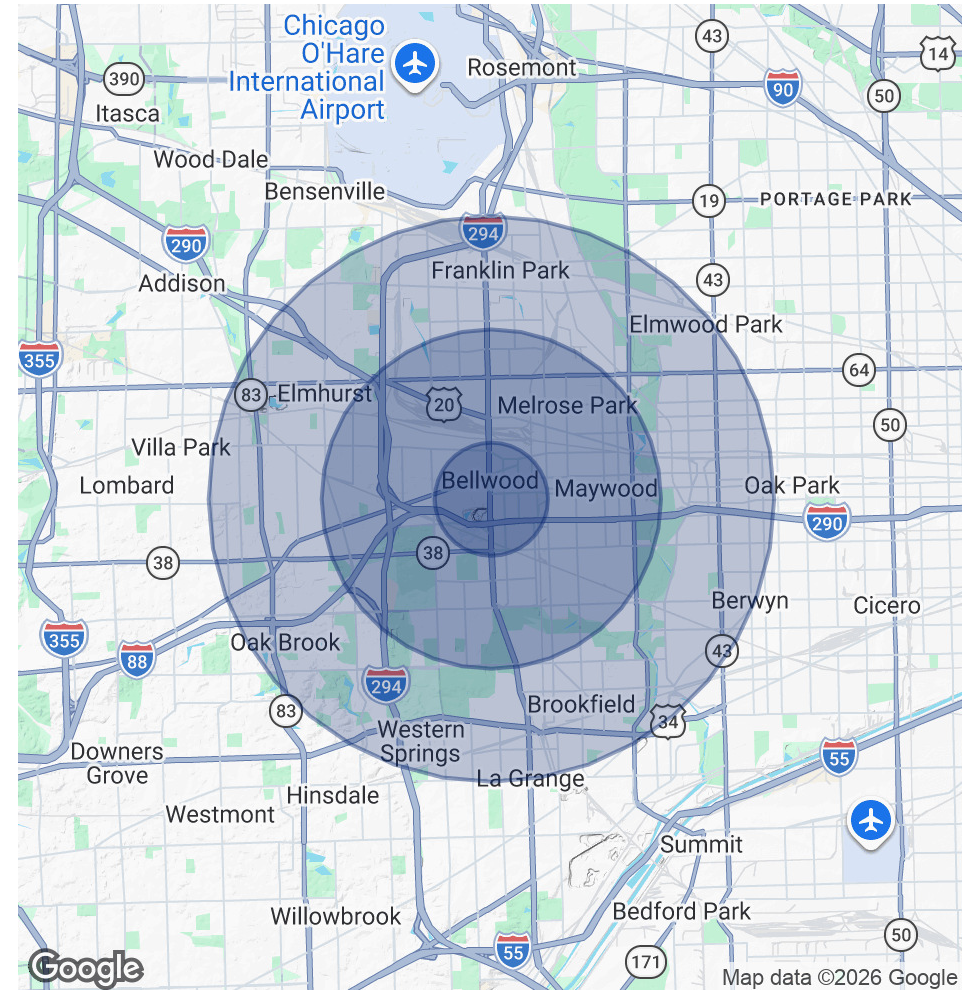
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,089	137,817	381,827
Average Age	41.1	40.1	40.4
Average Age (Male)	38.1	39.3	39.4
Average Age (Female)	43.7	41.7	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,903	49,109	144,035
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$93,233	\$108,455	\$133,722
Average House Value	\$236,886	\$311,588	\$402,341

2023 American Community Survey (ACS)



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# CONTACT ME

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