

120 N Broadway (19th Ave.), Melrose Park, IL

NOW: \$199,000



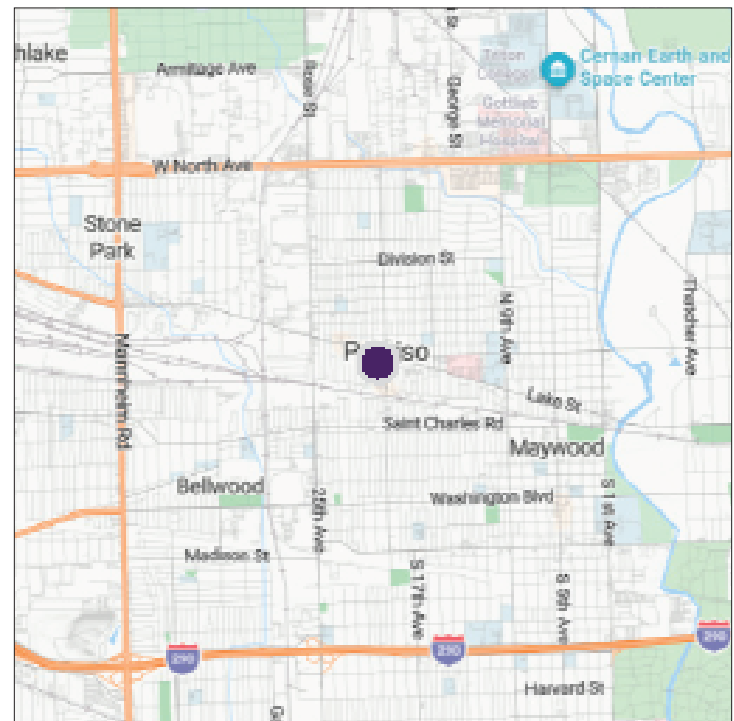
Property Highlights

- 1,750 SF office/retail storefront-building
- Former Insurance Agency space
- 100' of frontage on North 19th (Broadway) Ave.
- Perfect for small office or retail
- Parking in rear
- Close to public transportation and Metra Rail train station
- Nearby businesses: McDonald's, Dunkin', Family Dollar, UHaul and more
- Land Area: 3,197 SF
- Traffic Count: 10,087 cars daily
- Zoning: B3-2
- Taxes (2021): \$8,561.70

Property Overview

A vacant, single-story 1,750 square foot office/retail storefront on 19th (Broadway) Avenue is available for sale. The space was formerly occupied by an insurance company and is ideal for any type of small office or retail. Parking is in rear of the building. This is a highly visible location, perfect for a user or investor.

A largely residential suburb, the Village of Melrose Park is located 13 miles from downtown Chicago. This location is situated amongst several small shops and restaurants and is just steps away from the Melrose park MetraRail station.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	28,241	166,642	500,113
Households	8,273	59,384	178,339
Median Income	\$61,169	\$71,138	\$75,978

Brad Thompson

Executive Director

(312) 338 - 3012

bthompson@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.