

MILLENNIUM PROPERTIES R/E *For Sale or Lease: Prime Mixed-Use Property in Oak Park*

26 Madison St., Oak Park, IL

Sale: ~~\$595,000~~ \$565,000
Lease: \$26.00/SF MG



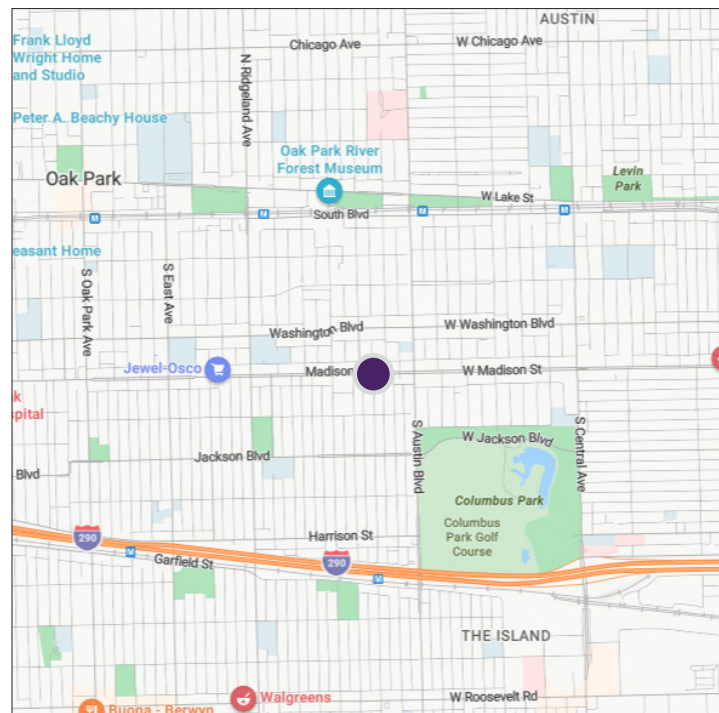
Property Highlights

- 4,350 SF completely renovated (in 2021) mixed use building
 - 2,175 SF 1st floor retail/office space
 - 1 bed, 1 bath apartment on the 2nd floor
- New rooftop, HVAC & ductwork unit in 2022
- New electric wiring (200 Amps), water heater, plumbing, lighting and more
- Completely renovated in 2021
- Perfect for a variety of uses including retail, office, medical office, spa and more
- Ample street parking available
- Nearby attractions: McDonald's, US Bank, Dunkin', Subway, Oak Park Village Hall, Oak Park Park District headquarters, plus many shops and restaurants
- Close to I-290 Expressway, Metra-Rail, train and bus lines
- Land area: 3,125 SF
- Traffic count: 16,096 vehicles daily
- Zoning: MS - Madison Street Zoning District
- Taxes (2021): \$12,193.19

Property Overview

Available for sale or lease is a 4,350 square foot two-story mixed-use building in Oak Park. This property is situated in a highly visible location on Madison Street. The ground floor space is completely renovated with new flooring, lighting, ADA-accessible washroom and new glass. This space is perfect for a wide variety of retail uses or physical therapy, gym or spa, service business and more. The 1 bedroom, 1 bath apartment upstairs is completely renovated from floor beams to ceiling, including all new appliances, new HVAC ductwork, skylight, plumbing and a new tankless water heater. Great live/work opportunity. Signage on the facade adds to visibility on busy Madison Street. The property is minutes away from I-290 expressway and is walking distance to public transportation. The location benefits from a high volume of daily vehicular and foot traffic.

With its proximity to Chicago, Oak Park has many of the conveniences of both city and suburban life. The village is served by both the Blue and Green "L" lines as well as several Metra Rail stops and the Eisenhower Expressway.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	41,761	317,346	864,389
Households	16,406	105,718	278,335
Median Income	\$52,978	\$57,018	\$59,169

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