

7234 W. North Ave., Elmwood Park, IL

\$315,000



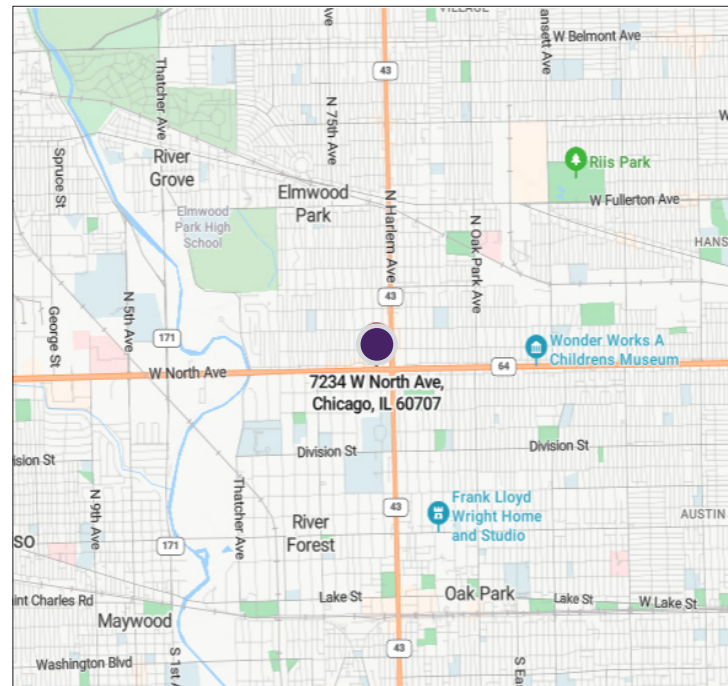
Property Highlights

- 3,300 SF office condo on the ground floor of Cameo Towers, a 19-story office and residential condominium
- Currently sub-divided into two units
 - Unit 105 - 2,200 SF; Leased to H&R Block
 - Unit 108 - 1,100 SF
- Three deeded garage parking spaces
- Annual rent for H&R Block- \$43,400
- Close proximity to Meacham Road interchange & I-90 Expressway
- Excellent visibility with exterior signage
- Traffic count: 34,677 vehicles daily
- Zoning: R-4 (B-1 & B-2 with special use allowed)
- Monthly assessments- \$1,584.27 (includes heat, air conditioning and water)
- Monthly parking fee- \$49.00
- Real Estate Taxes (2022): \$21,020

Property Overview

Located just west of the intersection at North and Harlem Avenues in Elmwood Park, this 3,300 square foot office condominium is available for sale. Part of the Cameo Towers Building, there are 178 residential units and 20 commercial units. This is the perfect opportunity to occupy one suite and benefit from the rental stream from the lease with H&R Block. Nearby retailers include Walgreens, Panera Bread, CVS, McDonald's, several restaurants and more.

The Village of Elmwood Park is a unique residential and historical community with a number of commercial corridors and is located 13 miles from the City of Chicago.



DEMOGRAPHICS	2 Mile	5 Mile	10 Mile
Population	26,391	289,178	771,118
Households	9,597	101,637	257,160
Average HH Income	\$103,855	\$69,012	\$64,194

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