

919 Greenbrier Rd., DeKalb, IL

**NOW: \$565,000**

## Property Highlights

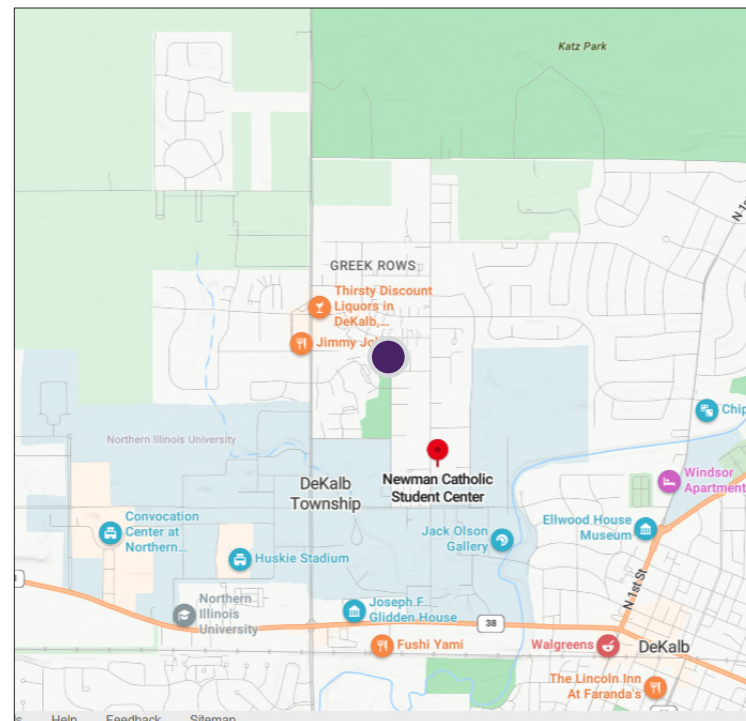
- 7,000 SF 2-story, multi-family building
  - Former fraternity house
  - 24 units
- Ample parking
- Prime location near A. Glidden Road and Lincoln Highway
- Great opportunity for a user or investor
- Nearby attractions: Northern Illinois University, Starbucks, McDonald's, Jewel-Osco, Rosati's, Jimmy John's and more
- Land Area: 11,400 SF
- Zoning: PD-R
- Traffic count: 16,911 vehicles daily
- Taxes (2022): \$14,781.80



## Property Overview

A 7,000 square foot former fraternity house in DeKalb is available for sale. This property is configured with 24 rooms and can accommodate up to 48 students. Situated along fraternity row on the campus of Northern Illinois University, the property features a number of cosmetic and capital improvements and would be a potential turnkey operation for a similar greek housing or student housing use. The building is situated on 11,400 square feet of land and is in close proximity to heavily-trafficked Lincoln Highway. Sought-after elementary and high schools are nearby.

As the western anchor of the thriving I-88 Corridor, DeKalb is home to over 45,000 people. The city is located 63 miles west of Chicago and is home to Northern Illinois University, in close proximity from the property. The city prides itself on being a "communiversity," providing a unique environment for its residents and visitors.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	19,494	44,454	58,714
Households	6,112	16,268	21,803
Median Income	\$27,215	\$47,357	\$53,932

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