

502-506 N. Seymour Ave., Mundelein, IL

\$450,000



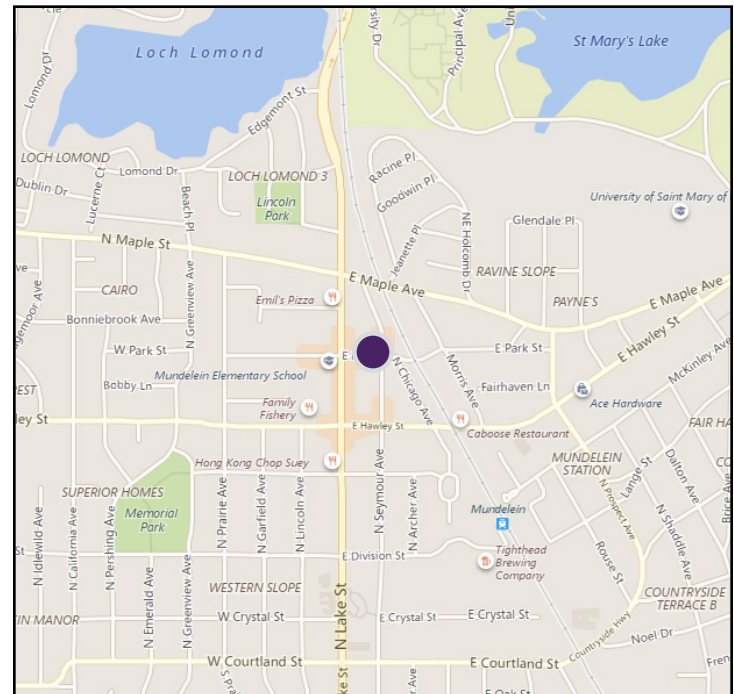
Property Highlights

- 8,445 SF mixed-use building
- Divided into two storefronts plus a studio and 3 bedroom apartment
- At corner of Seymour and Park
- Potential to add value thru leasing
- Large storefront can be subdivided
- Opportunity for user or investor
- Est. NOI: \$71,415
- Highly visible property with long window line on Park and Seymour
- Nearby businesses include PNC Bank, True Value, Edward Jones
- Land Area: 7,405 SF
- Zoning: C-5, downtown
- Taxes (2017): \$21,206

Property Overview

At the corner of Seymour and Park, a 8,445 square foot mixed-use building is available for sale. The value-add building is divided into two storefront units plus a 3 bedroom unit and a studio apartment. This building has great upside potential and the available storefront can potentially be divided into four units ranging from 810 to 1,750 square feet. The building is highly visible, with a long window line on both Park and Seymour. This is a great opportunity for a user or investor.

Mundelein is a thriving community with approximately 32,000 residents in Lake County, approximately 35 miles north of Chicago. This property is located in downtown Mundelein, close to local and national businesses such as PNC Bank, True Value and Edward Jones.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	12,273	62,841	110,097
Households	3,965	22,116	39,447
Median Income	\$70,783	\$98,997	\$104,299

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