



Each office independently owned and operated

FOR SALE

OFFICE BUILDING

1119 W ROOSEVELT RD

MAYWOOD, IL 60153

COMMERCIAL ADVISORS

9812 Cicero Avenue

Oak Lawn, IL 60453



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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY INFORMATION

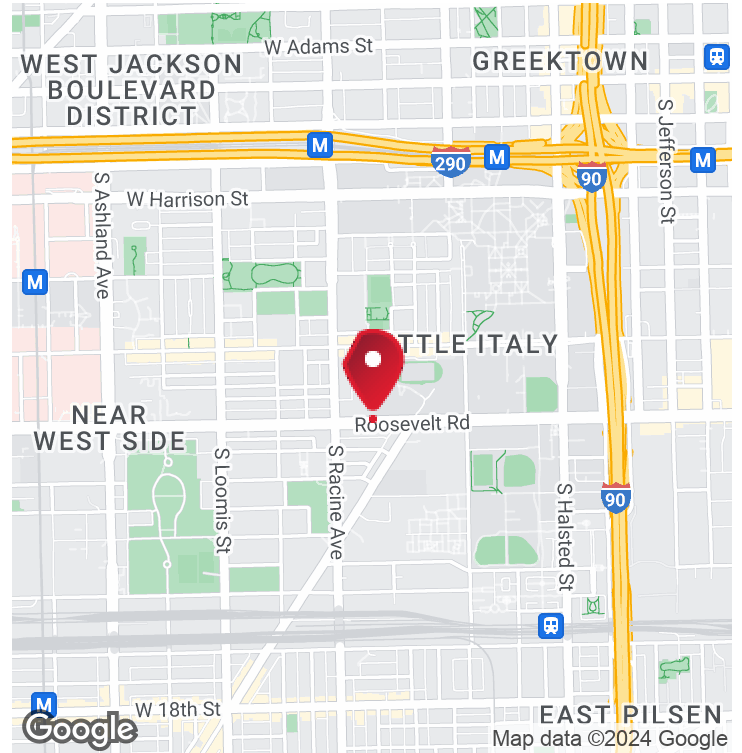
IN THIS SECTION

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,400,000
Building Size:	3,200 SF
Available SF:	
Lot Size:	10,700 SF
Number of Units:	1
Price / SF:	\$437.50
Year Built:	1985
Zoning:	C-3

PROPERTY OVERVIEW

Introducing an exceptional opportunity for office building investors: a prime 3,200 SF property ideally located in the heart of Maywood, IL. This well-maintained building, constructed in 1985, offers a single, 100% occupied unit, making it a lucrative investment with immediate returns. Zoned C-3, this property presents endless possibilities for office use, ensuring flexibility and potential for growth. With its attractive features and full occupancy, this property stands as a solid investment in a thriving commercial real estate market. Don't miss out on the chance to secure a valuable asset in the vibrant Maywood area. Currently a auto sales lot, could be used as a mechanic's shop, oil change or use the large lot to create you own space. 28,400 vehicles pass this location daily.

PROPERTY HIGHLIGHTS

- 3,200 SF office building
- Single fully occupied unit
- Constructed in 1985
- Zoned C-3 for versatile use
- Located in vibrant Maywood area
- 28,400 vehicles per day

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LOCATION DESCRIPTION

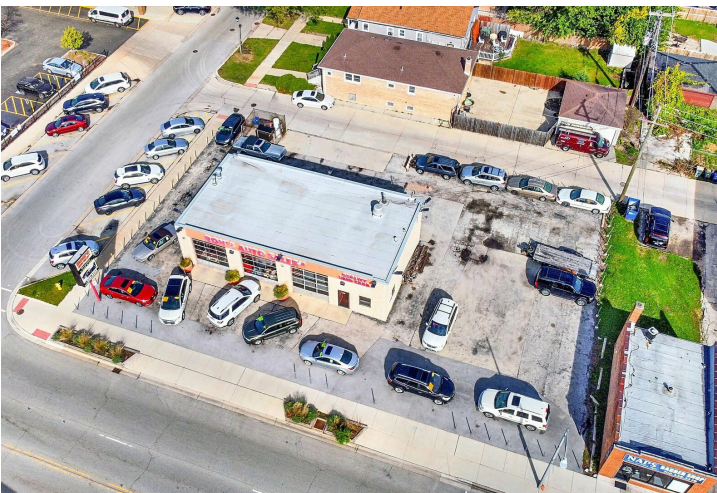
Maywood, Illinois is a vibrant community with a rich history and a prime location for office building investment. Its proximity to downtown Chicago makes it an ideal area for businesses seeking a strategic location with accessibility to major city amenities. Within the vicinity, you'll find the Loyola University Medical Center, Triton College, and the Maywood Public Library, offering an appealing array of educational and professional resources to support a thriving business environment. Nearby parks, dining, and shopping options complement the area's dynamic appeal, making it an attractive destination for office investors seeking a well-rounded and engaging community for their next venture. Close proximity to I-290.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- - 3,200 SF office building
- - Single fully occupied unit
- - Constructed in 1985
- - Zoned C-3 for versatile use
- - Located in vibrant Maywood area
- - 28,400 vehicles per day
- - Large lot on busy street offers endless possibilities
- - Close to I-290



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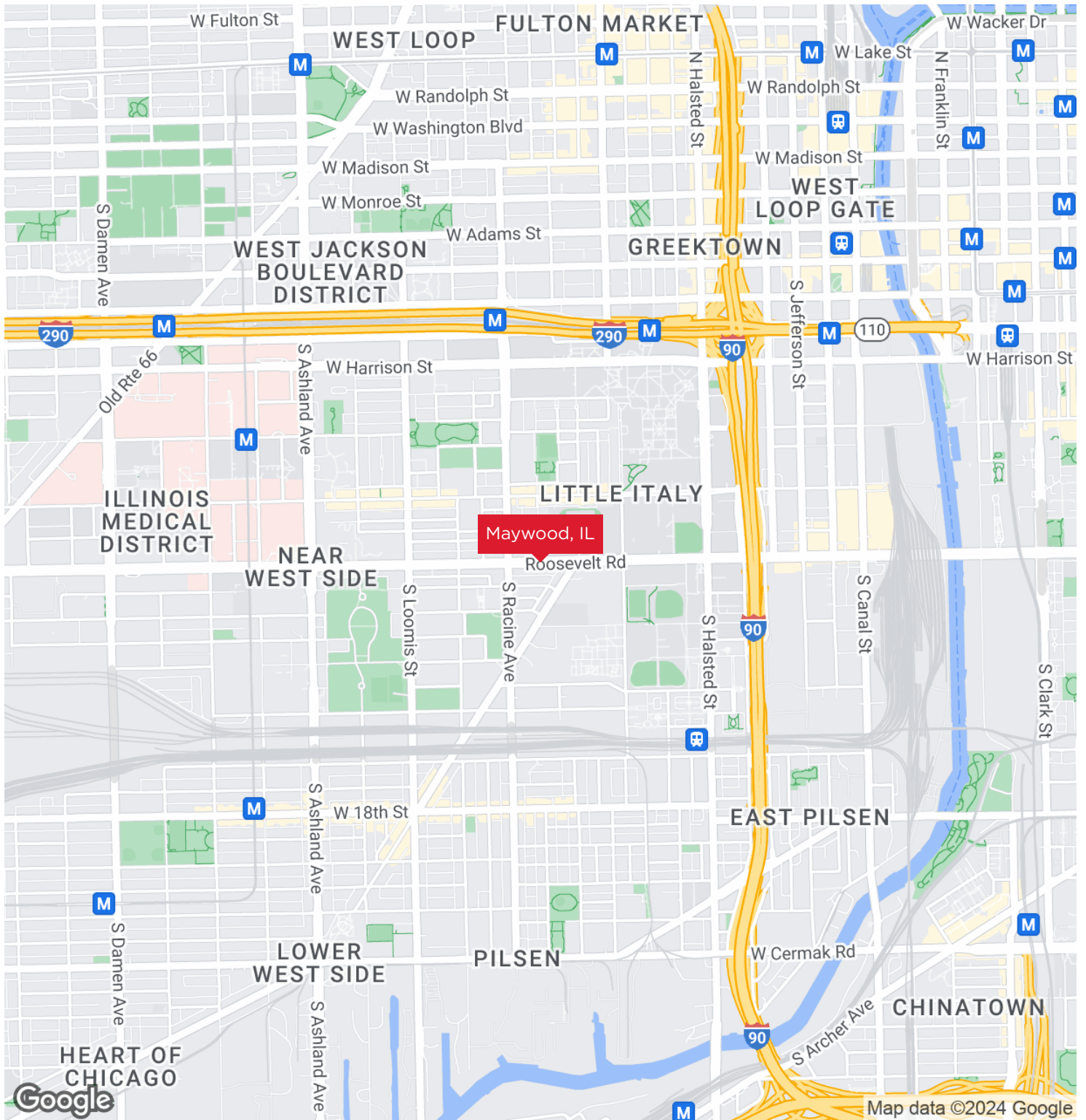
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LOCATION INFORMATION

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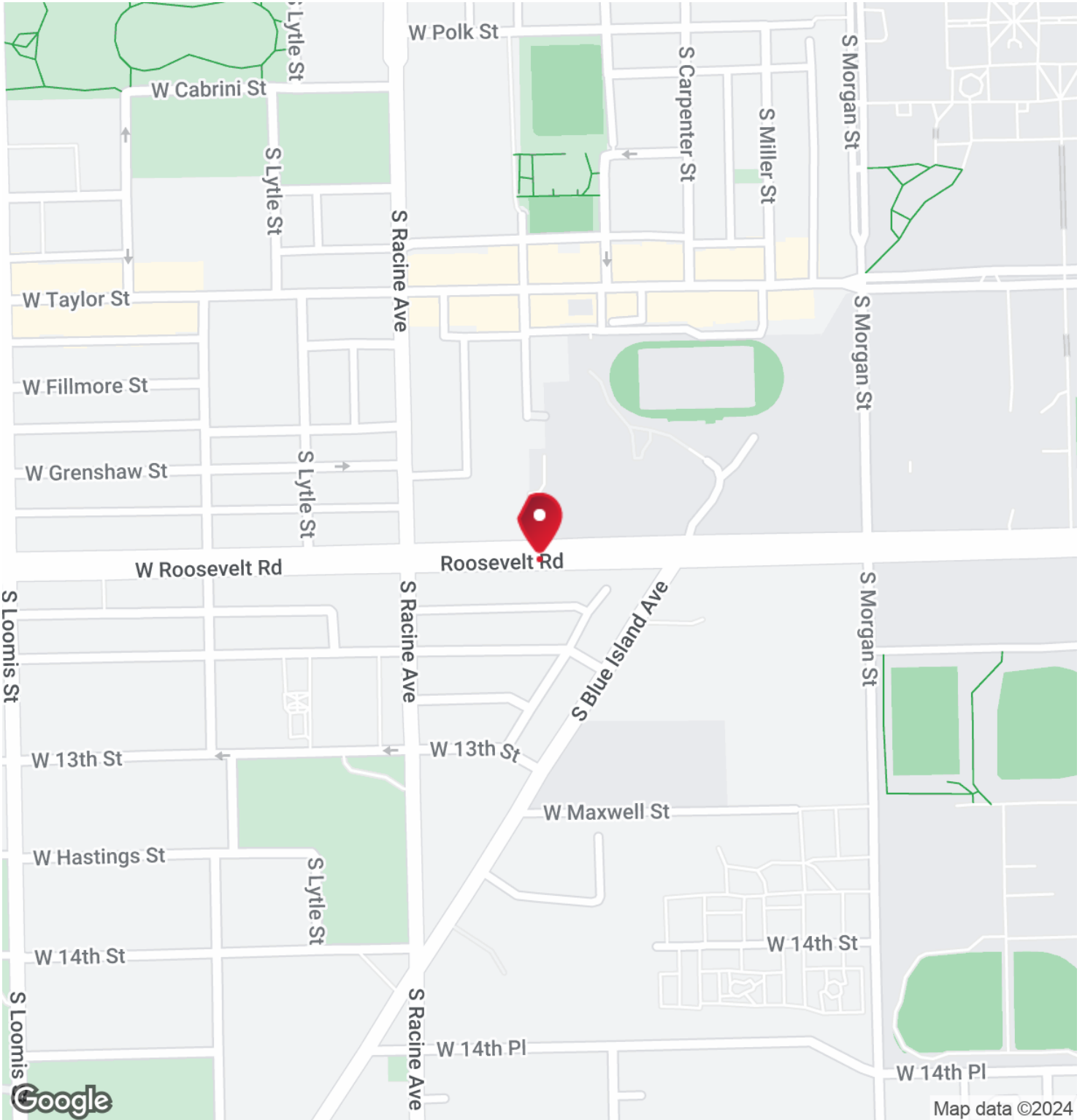
REGIONAL MAP
LOCATION MAP
AERIAL MAP
SITE PLANS

REGIONAL MAP



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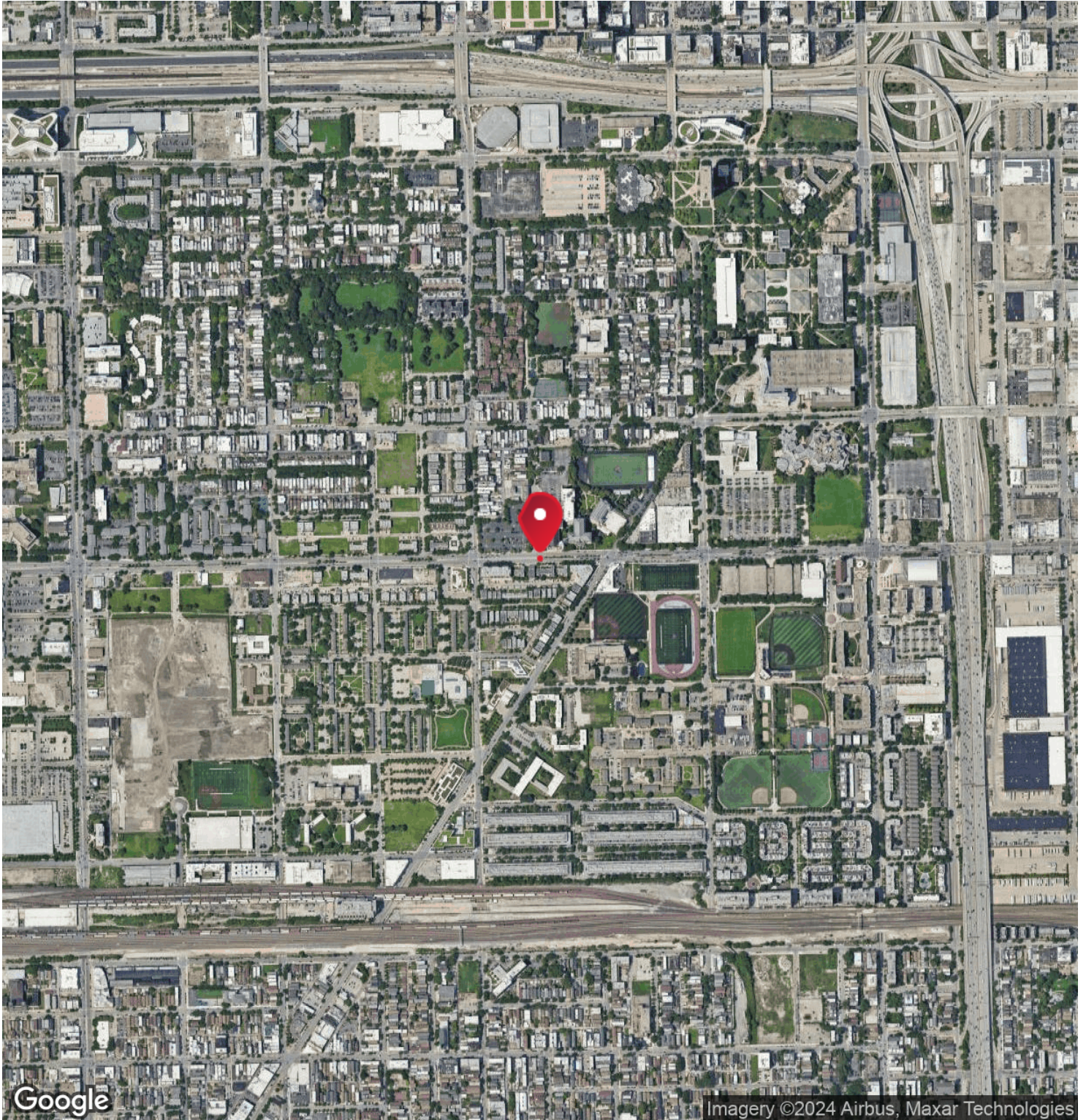
LOCATION MAP



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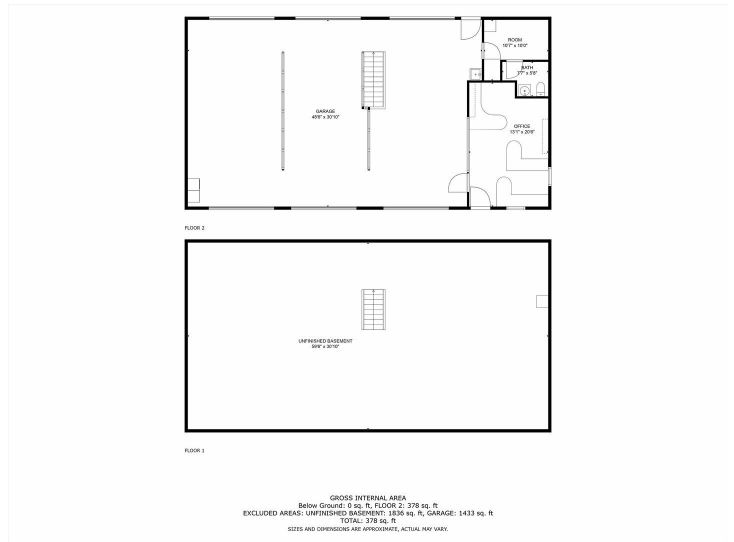
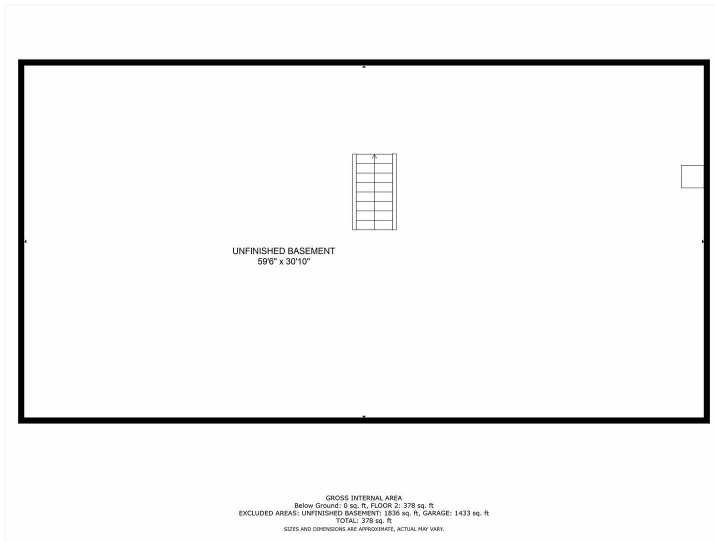
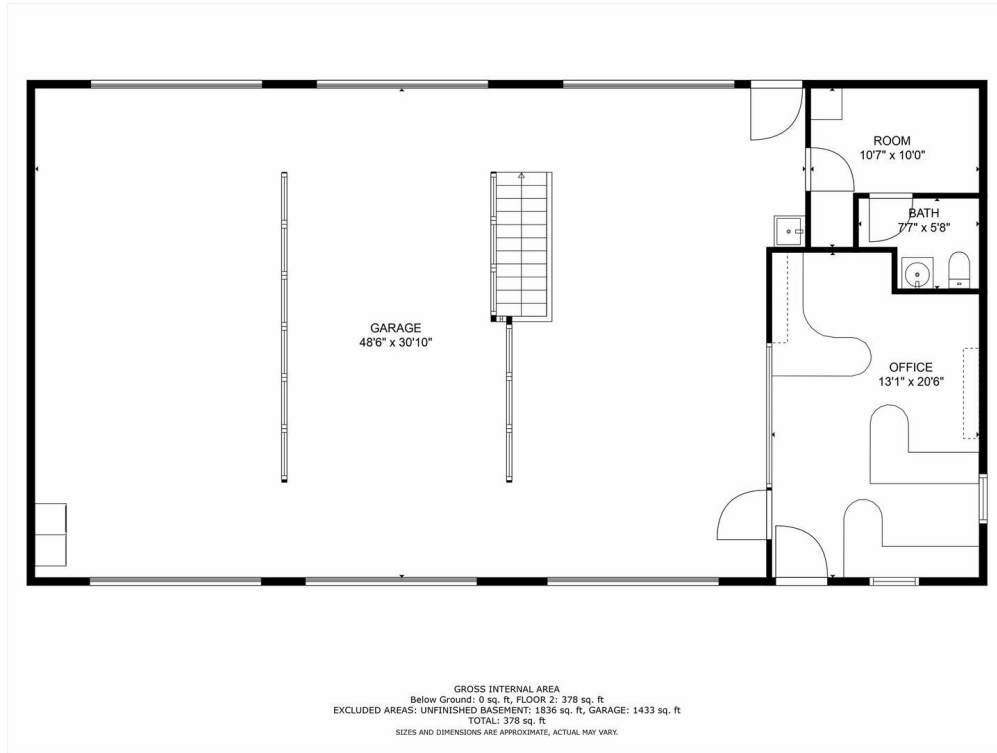
AERIAL MAP



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SITE PLANS



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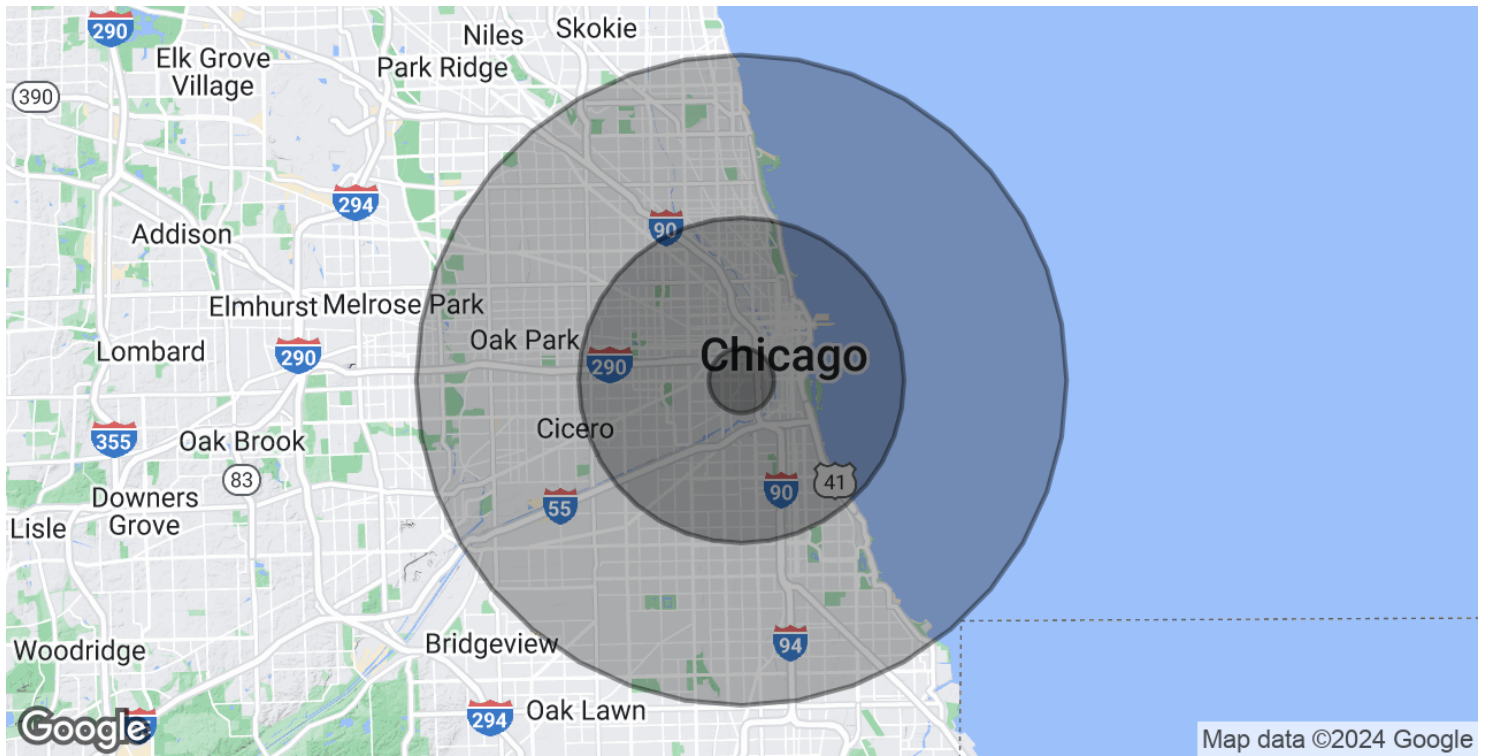
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	41,867	946,394	2,643,226
Average Age	35	37	38
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	18,950	430,063	1,103,639
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$127,589	\$122,906	\$105,632
Average House Value	\$519,612	\$538,282	\$438,583

Demographics data derived from AlphaMap

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