

110-112 Broadway St

Melrose Park

IL 60160

**FOR SALE**

Melrose Park Mixed Use For Sale – BANK OWNED



# Property Highlights

## 110-112 Broadway St

# Melrose Park

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### Highlights:

- Commercial mixed use building
- Located in high retail traffic area of downtown Melrose Park
- One block from Metra station / street parking plentiful
- First-floor commercial units consist of one retail space & one restaurant space
- (3) second-floor apartments / one is currently rented
- Lot size = approx 52.8 x 125 / 6,600 Sq Ft

### Unit Mix:

- 110 Broadway = 3,200 Sq Ft
- 110-Retail store = approx 1,700 Sq Ft – Melrose Pawners & Jewelers Cash Express (~20 year tenant) – rent \$1,000 / month Gross
- 110-2F = 2 bed / 1 bath – vacant – approx 750 Sq Ft – vacant
- 110-2R = occupied – approx 750 Sq Ft – rent \$500 / month
- 112 Broadway = 5,345 Sq Ft
- 112-Restaurant = 1,790 Sq Ft – Los 3 Gallos Restaurant – rent \$1,500 / month Gross
- 112-Garage = 2-car garage with additional room for storage – 1,855 Sq Ft – vacant
- 112-2F = 4 bed / 2 bath – vacant – approx 1,700 Sq Ft – vacant

### DEMOGRAPHICS (2013 Estimates)

	1 Mile	3 Mile
Population	26,529	171,111
Households	7,744	59,927
Average Income	\$58,411	\$70,199

Price: \$299,000

Property Type: Mixed Use

Taxes: \$21,045.12 (2014)

PIN #(s): 15-10-105-057-0000 & 15-10-105-045-0000

Stories: 2

Parking: Two-car Attached Garage

