

# 2431 167TH ST, HAMMOND, IN 46323



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# HAMMOND 167TH INDUSTRIAL

2431 167th St, Hammond, IN 46323



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$450,000
Price / SF:	\$45.89
Lot Size:	0.529 Acres
Building Size:	9,806 SF

### PROPERTY HIGHLIGHTS

- Industrial property for sale in Hammond, Indiana
- Low taxes and a close proximity to Chicago
- Property consists of approximately 6,000 SF of industrial/warehouse space
- Upstairs apartment consists of four bedrooms and can be rented or occupied by owner
- Building sits on nearly half an acre of land providing outdoor storage space

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## PROPERTY DETAILS

### SALE PRICE

**\$450,000**

### PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Flex Space
Lot Size	0.529 Acres
APN#	45-07-09-104-003.000-023
Corner Property	Yes
Waterfront	Yes

### LOCATION INFORMATION

Building Name	Hammond 167th Industrial
Street Address	2431 167th St
City, State, Zip	Hammond, IN 46323
County/Township	Lake

### PARKING & TRANSPORTATION

Street Parking	Yes
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### BUILDING INFORMATION

Building Size	9,806 SF
Price / SF	\$45.89
Tenancy	Single
Load Factor	Yes
Free Standing	Yes

### UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Power	Yes

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## PROPERTY DESCRIPTION



### LOCATION OVERVIEW

Property is located in Hammond, Indiana. Hammond is a city in Lake County, Indiana and is part of the Chicago metropolitan area (MSA). As of the 2010 United States census, it is also the largest in population: the 2010 population was 80,830. From north to south, Hammond runs from Lake Michigan down to the Little Calumet River; from east to west along its southern border, it runs from the Illinois state line to Cline Avenue. The city is traversed by numerous railroads and expressways, including the South Shore Line, Borman Expressway, and Indiana Toll Road.

Notable local landmarks include the parkland around Wolf Lake, the Horseshoe Hammond riverboat casino., and the new \$20M Hammond Sportsplex. Part of the Rust Belt, Hammond has been industrial almost from its inception, but is also home to a Purdue University campus and numerous historic districts that showcase the residential and commercial architecture of the early 20th century.

### PROPERTY OVERVIEW

Sale of Industrial building located in Hammond, IN located within a 5 minute drive of either the Kennedy Ave or Indianapolis Blvd interchange on I-80/94. Building is well maintained property with an approximate 6,000 SF warehouse with a 16' overhead door, 4 offices, 2 break rooms, two storage rooms, an upstairs living area., and a fenced in lot.



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## ADDITIONAL PHOTOS

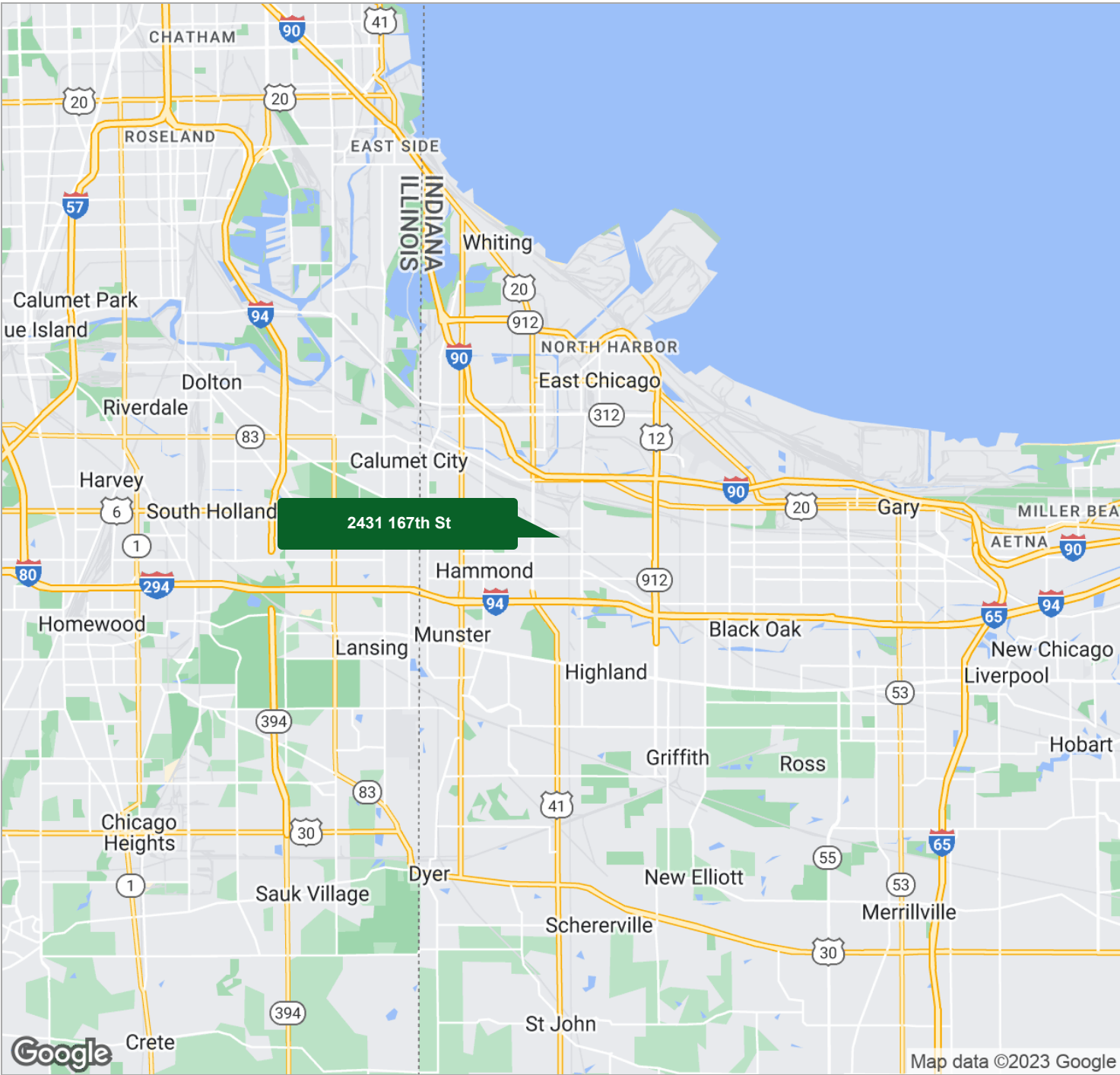


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REGIONAL MAP



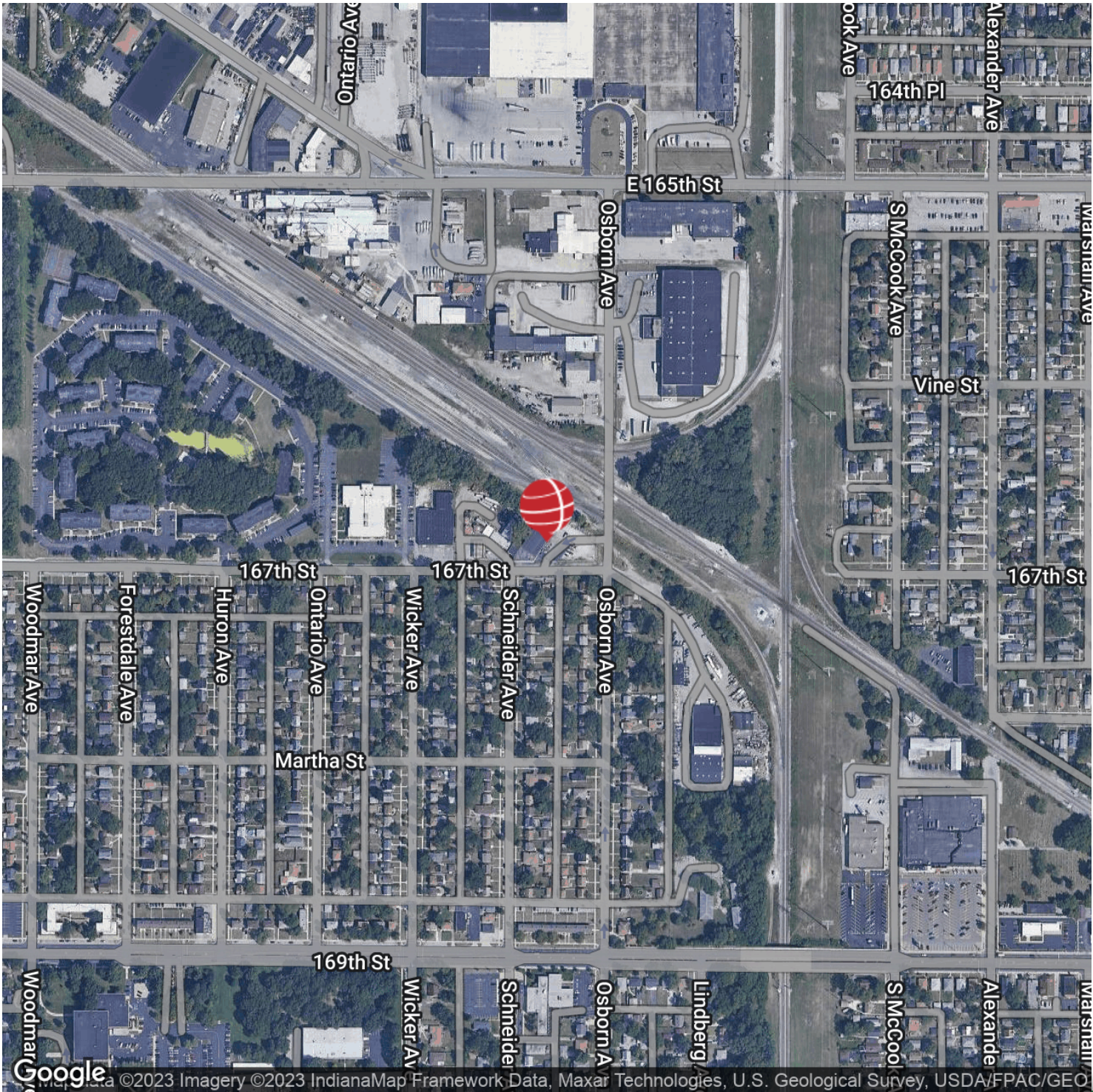


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LOCATION MAPS





# HAMMOND 167TH INDUSTRIAL

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RETAILER MAP



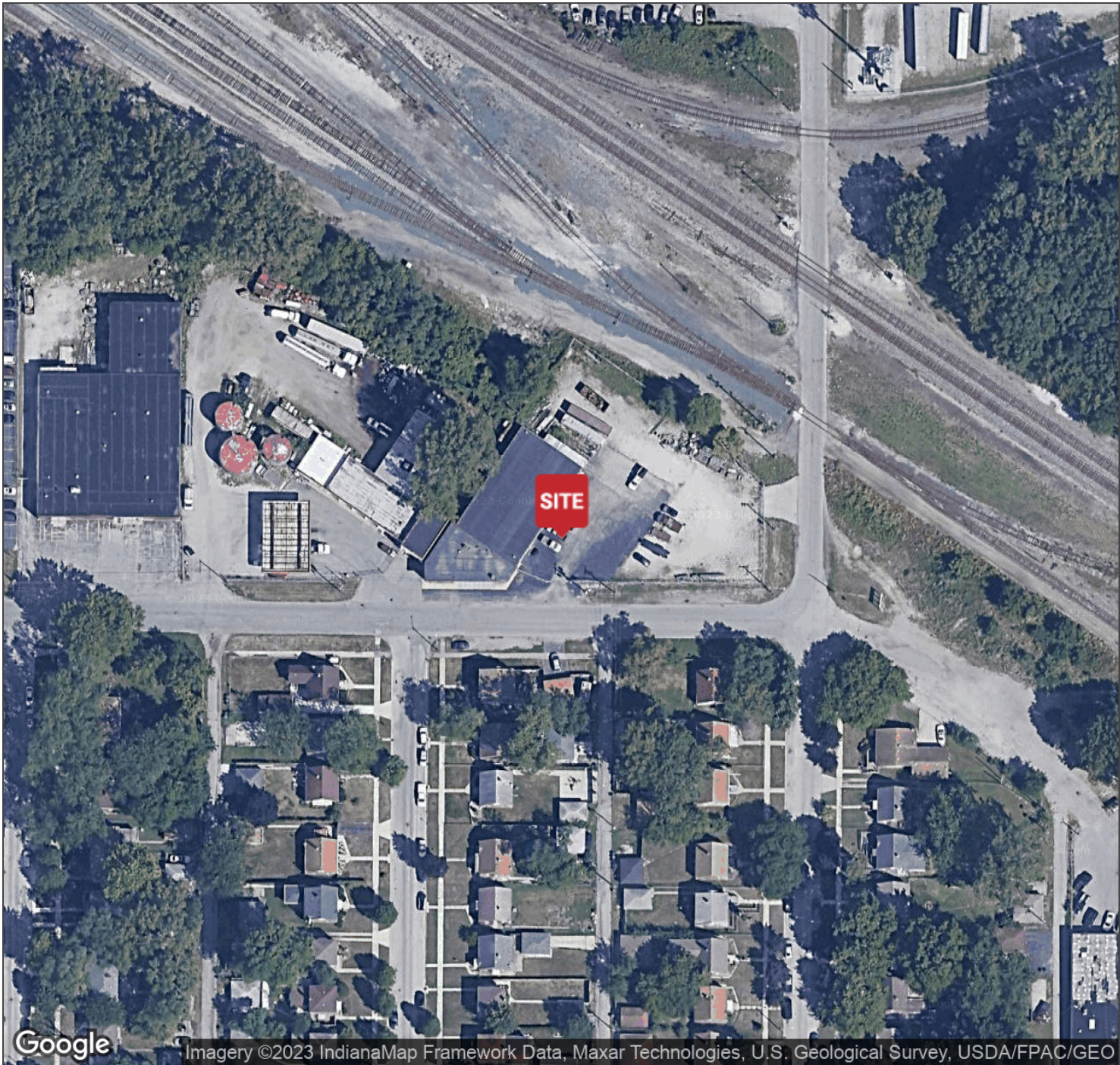


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AERIAL MAP



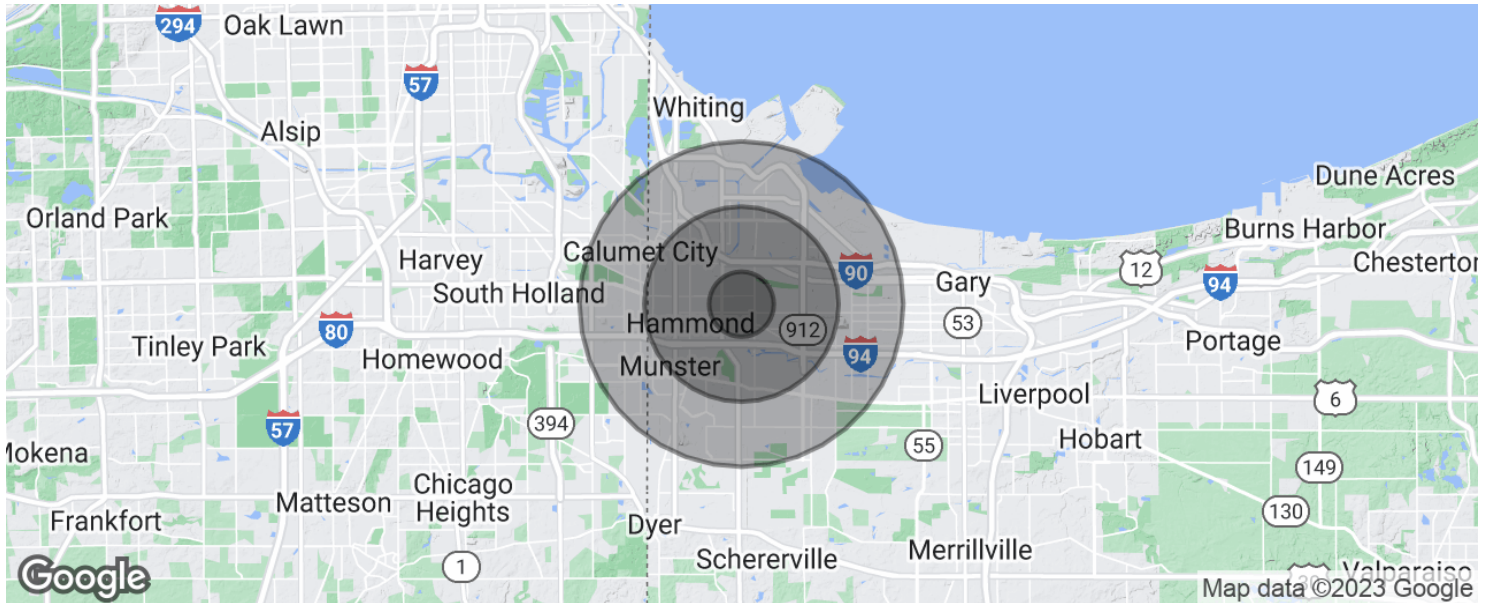


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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,870	91,889	235,611
Median age	38.1	34.5	35.4
Median age (Male)	36.4	32.8	34.0
Median age (Female)	39.7	36.1	36.9

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,639	33,250	86,856
# of persons per HH	2.6	2.8	2.7
Average HH income	\$53,122	\$51,399	\$55,110
Average house value	\$126,063	\$133,207	\$156,366

\* Demographic data derived from 2020 ACS - US Census