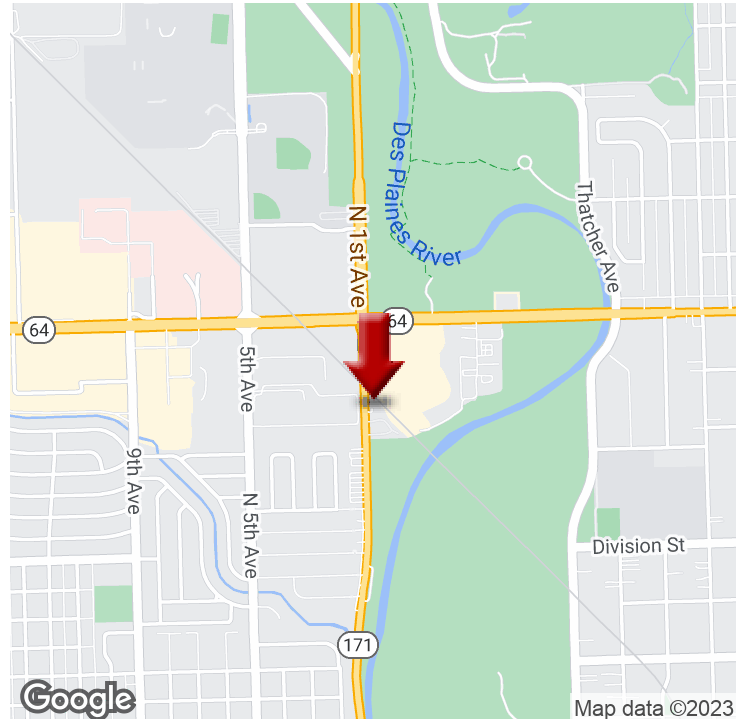


LAND FOR SALE

1425 N FIRST AVE

8311 W North Ave, Melrose Park, IL 60160



OFFERING SUMMARY

SALE PRICE:	\$325,000
AVAILABLE SF:	
LOT SIZE:	21,478 SF
ZONING:	Commercial
MARKET:	Melrose Park
SUBMARKET:	O'hare
PRICE / SF:	\$15.13

PROPERTY OVERVIEW

Keller Williams Commercial has been exclusively engaged to market a rare opportunity to develop 21,478 square feet lot in Melrose Park. The property is situated on 1st Ave with 121 Feet of frontage. The lot size is 121 feet wide and 305 feet long at its longest. The property is currently zoned Commercial. Former Batting cages, property ripe for redevelopment. Brand new Amazon warehouse across the street. Agent Owned. Taxes are \$21,145 for 2019

PROPERTY HIGHLIGHTS

- .49 acre lot
- Great Redevelopment
- By North Ave and 1st Ave
- Across From Amazon Hub

KELLER WILLIAMS REALTY PARTNERS
700 Busse Highway
Park Ridge, IL 60068

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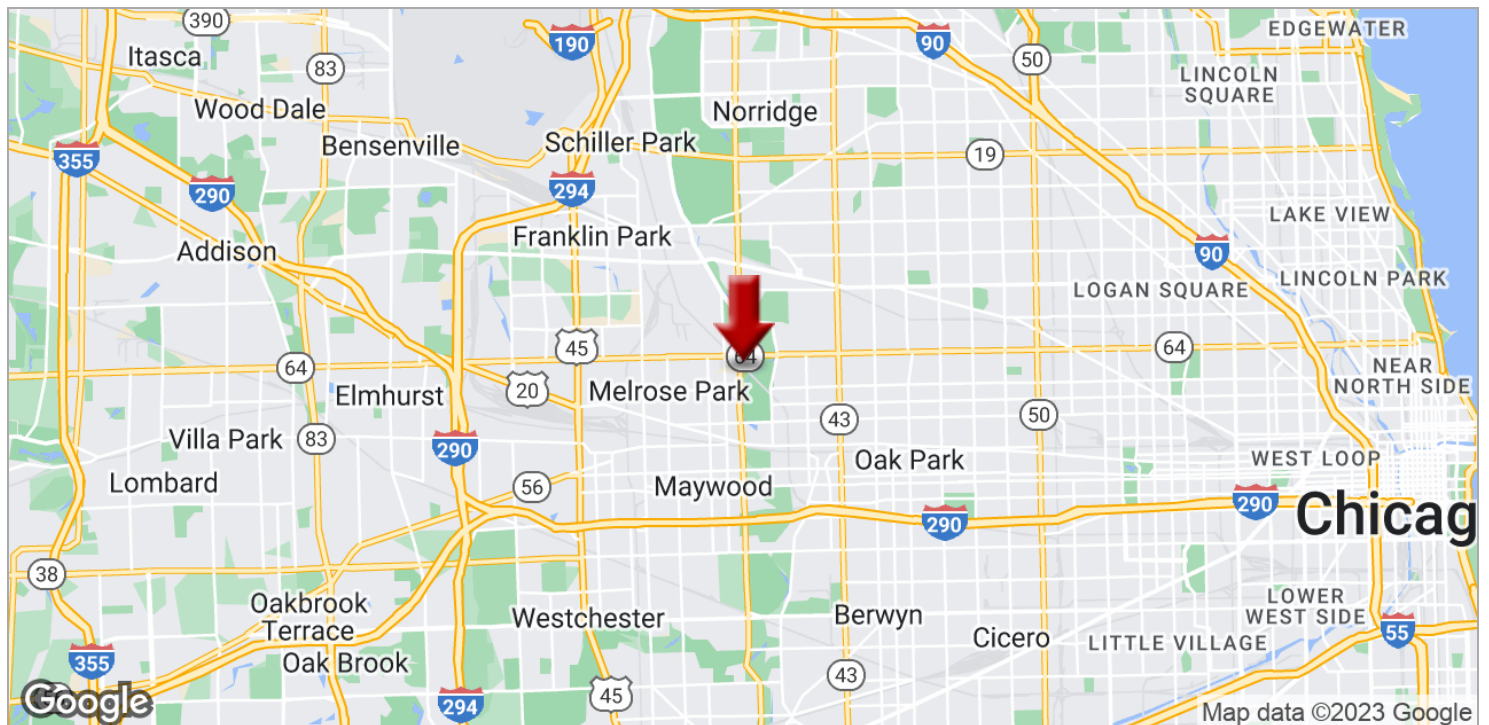
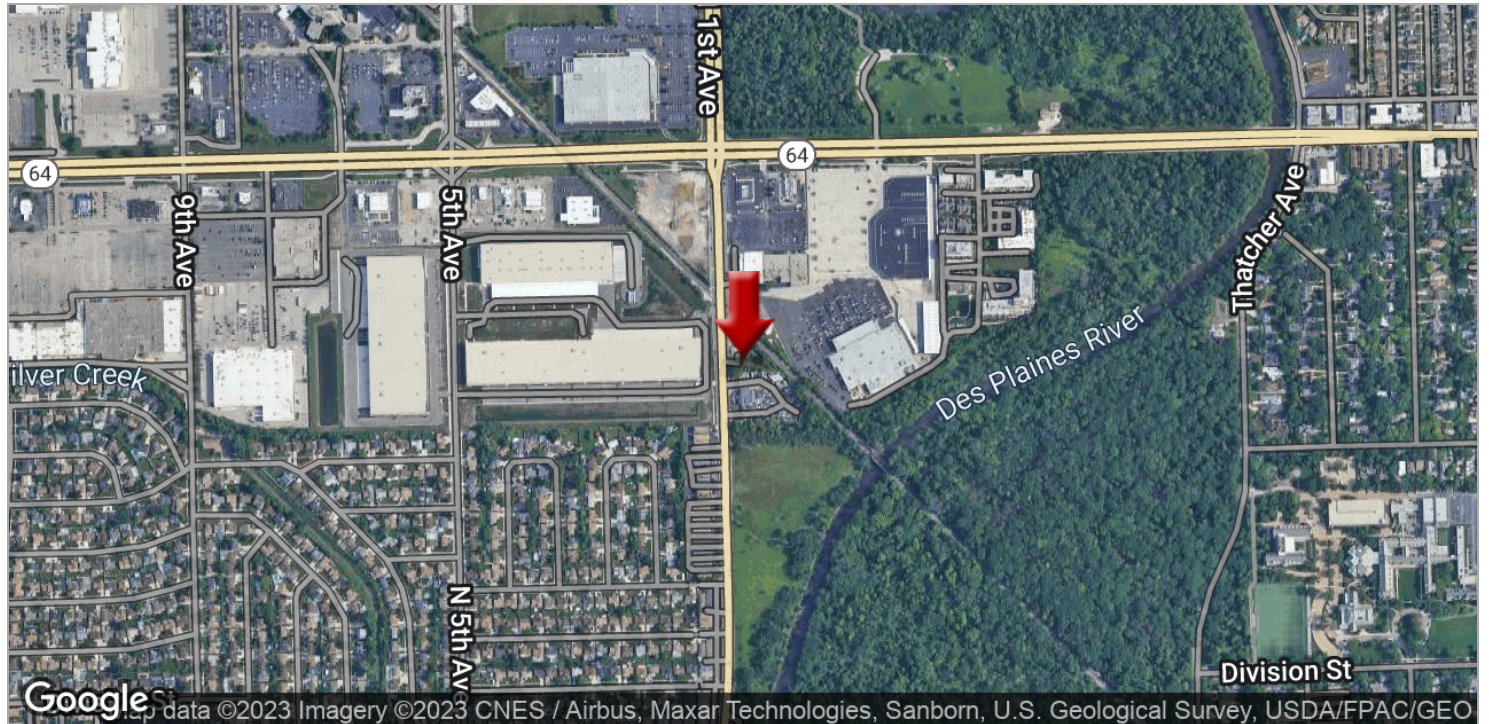
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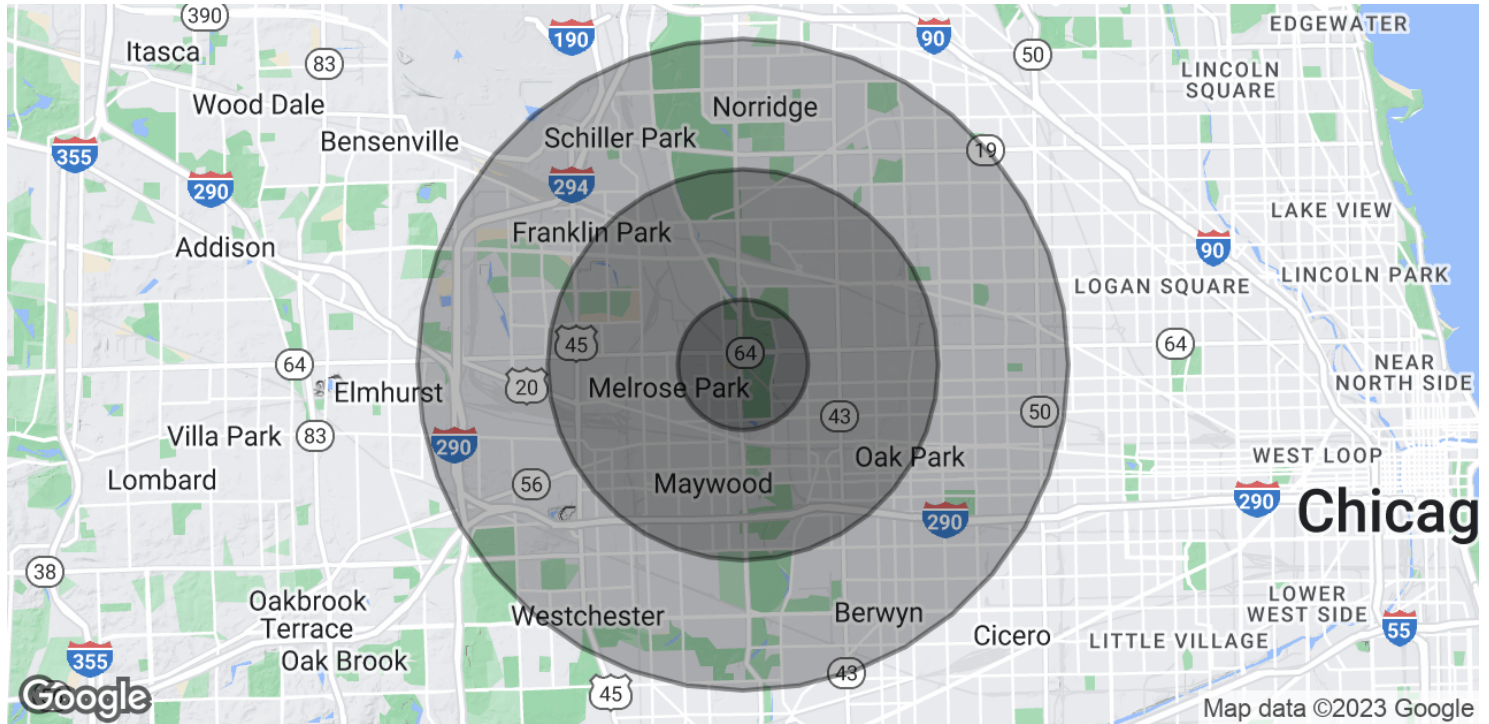
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,866	215,131	633,620
Average age	36.4	36.9	36.3
Average age (Male)	34.5	35.6	34.6
Average age (Female)	37.9	38.0	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,651	79,380	224,858
# of persons per HH	2.8	2.7	2.8
Average HH income	\$92,129	\$77,040	\$69,469
Average house value	\$324,472	\$335,865	\$309,914

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

David Piotrowski joined Keller Williams Realty Partners in 2018, later that same year joined KW Commercial, a division of Keller Williams Realty Partners. As part of KW Commercial David works with all types of commercial transactions including: acquisition, disposition, leasing and tenant representation. In today's ever-changing investment real estate market, David believes that it is imperative to be flexible and forward-thinking, and to work diligently and intelligently to consistently produce success. David's record demonstrates his ability to succeed and achieve extraordinary results for his clients under the most challenging of market conditions, through every cycle. His steadiness places him in an elite group of investment professionals who achieve optimal results for their clients through relationships with the largest pool of qualified investors available.

David's first foray into investing was helping his parents work on their apartment building which they exchanged into a Motel in Wisconsin. Then at the age of 24, purchased himself an apartment building and worked diligently to increase its value. David saw the worth in what he had done. He decided to educate himself more about real estate investing, and earned his Real Estate License in 2012. Next, he went to work with a national real estate company to help other investors in the multi-family space.

Since then, he has helped in leasing apartments, retail and office space. As well as, helping investors buy and/or sell apartments, office and retail properties in Illinois and Wisconsin. The most important duty for David is making sure investors are getting the most value out of their properties like he did.

Keller Williams Realty Partners

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