

PRICE REDUCTION!



FOR SALE

+/- 3,500 SF Industrial Condo Endcap For Sale

25885 S RIDGELAND AVE, UNIT 1

Monee, IL 60449

PRESENTED BY:

KAREN KULCZYCKI, CCIM

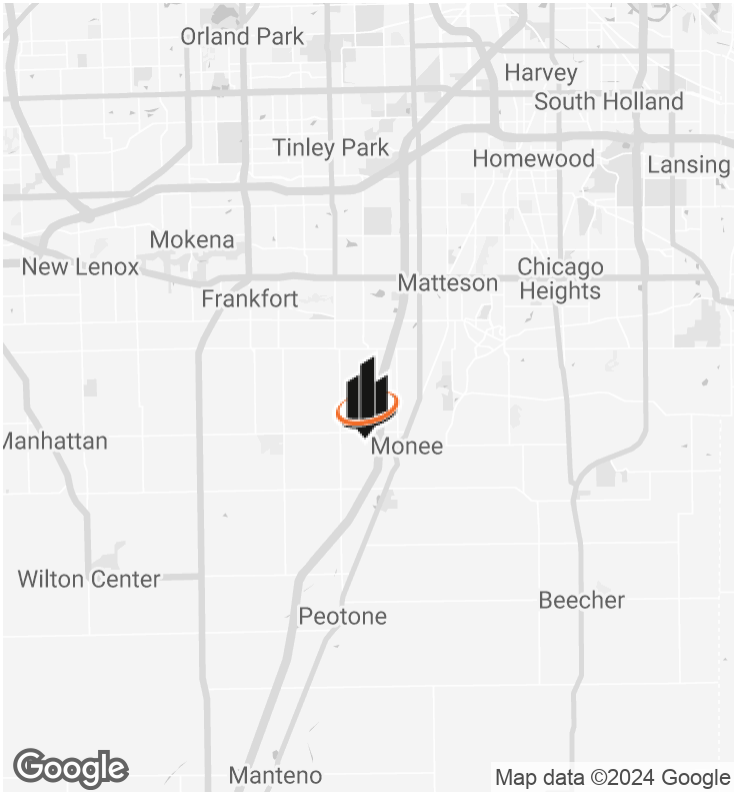
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IL #471020279



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$345,000
BUILDING SIZE:	3,847 SF
LOT SIZE:	1.93 Acres
PRICE / SF:	\$89.68
YEAR BUILT:	2000
ZONING:	Industrial
MARKET:	Chicago
SUBMARKET:	South Suburban
APN:	21-14-20-305-006-1001

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PROPERTY OVERVIEW

SVN is pleased to present 25885 S. Ridgeland Avenue, Unit 1 a +/- 3,500 SF Industrial Condo Endcap located in Monee, Illinois. This 8-unit condo association property has visibility along Ridgeland Avenue. Industrial zoning for a variety of uses. This unit has a 10,000 lb car lift, wet sprinkler fire system, epoxy floor, 2 restrooms, kitchenette, gas heater, 2 possible ceiling fans (capped), storage loft, and well maintained. This was used for a classic car showroom, repairs, and storage.

PROPERTY HIGHLIGHTS

- +/-3,500 SF Industrial Condominium
- DID 12'x14' | 20' Ceiling with 17' Clear
- Wet Sprinkler | Floor Drain | 10,000 lb Lift
- Epoxy Floor | 2 Restrooms | Storage
- Car Lift | 10 Parking Spaces
- Will County Taxes | Association

INTERIOR PHOTOS



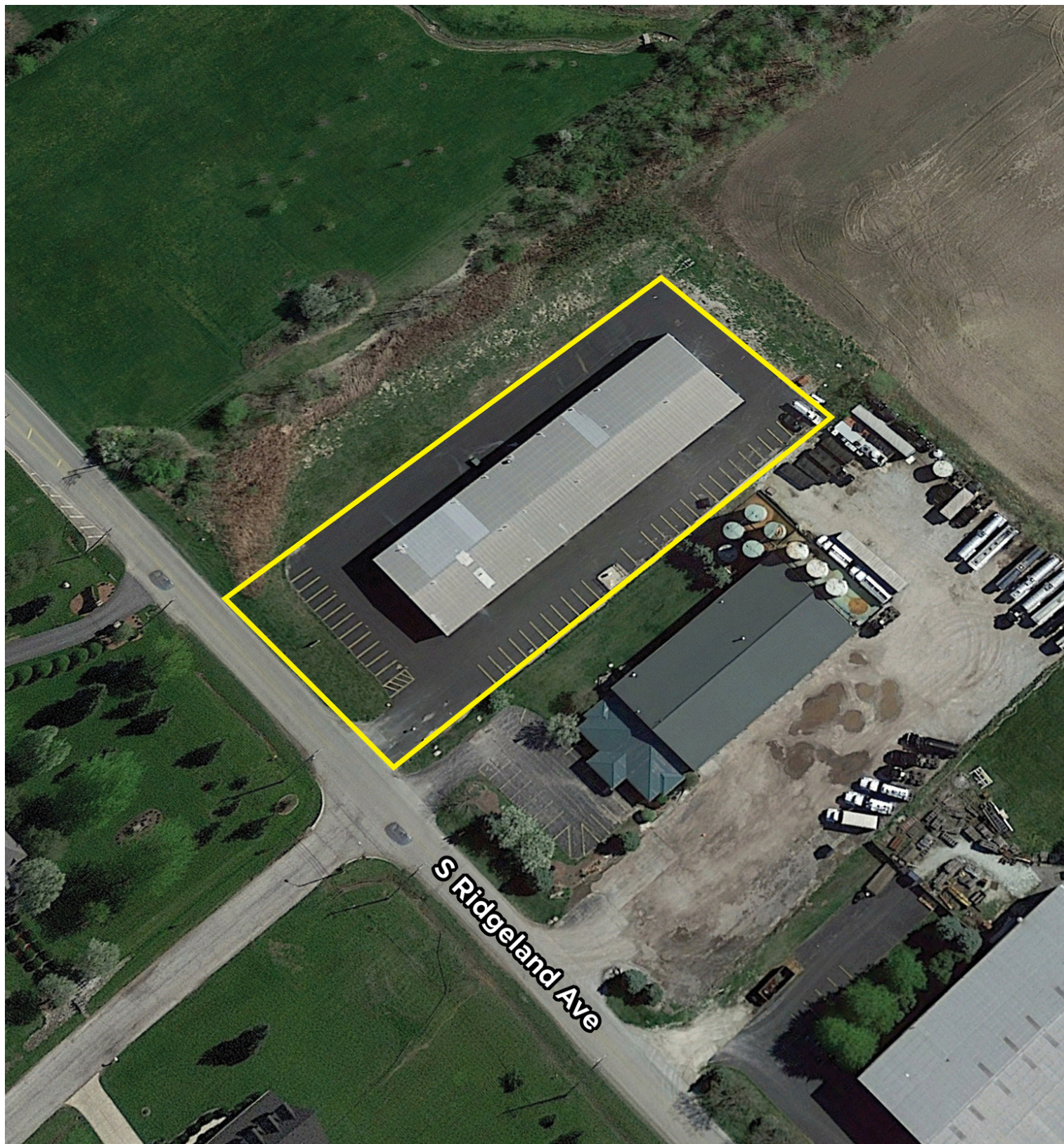
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PROPERTY AERIAL



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INDUSTRIAL CORRIDOR



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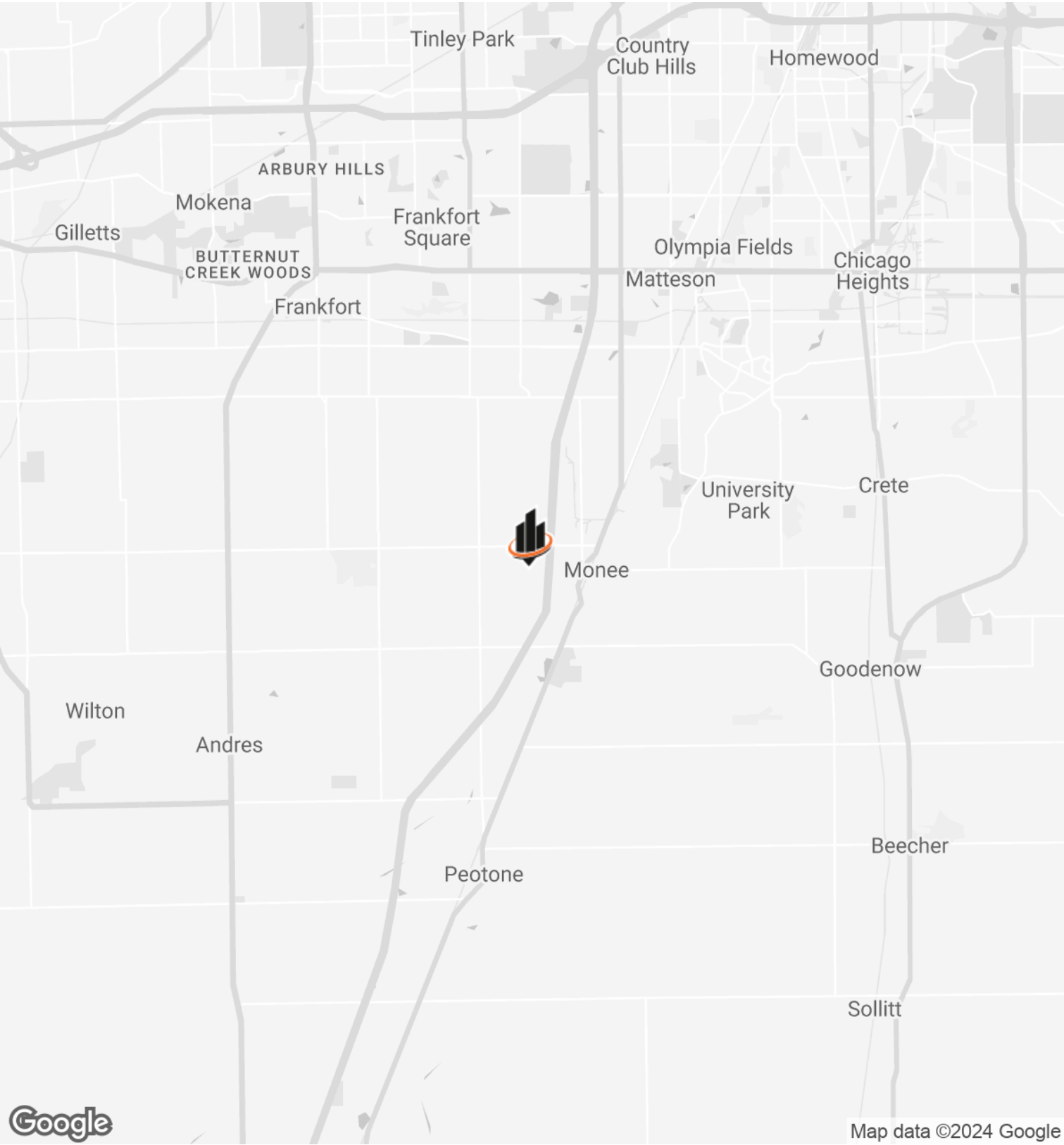
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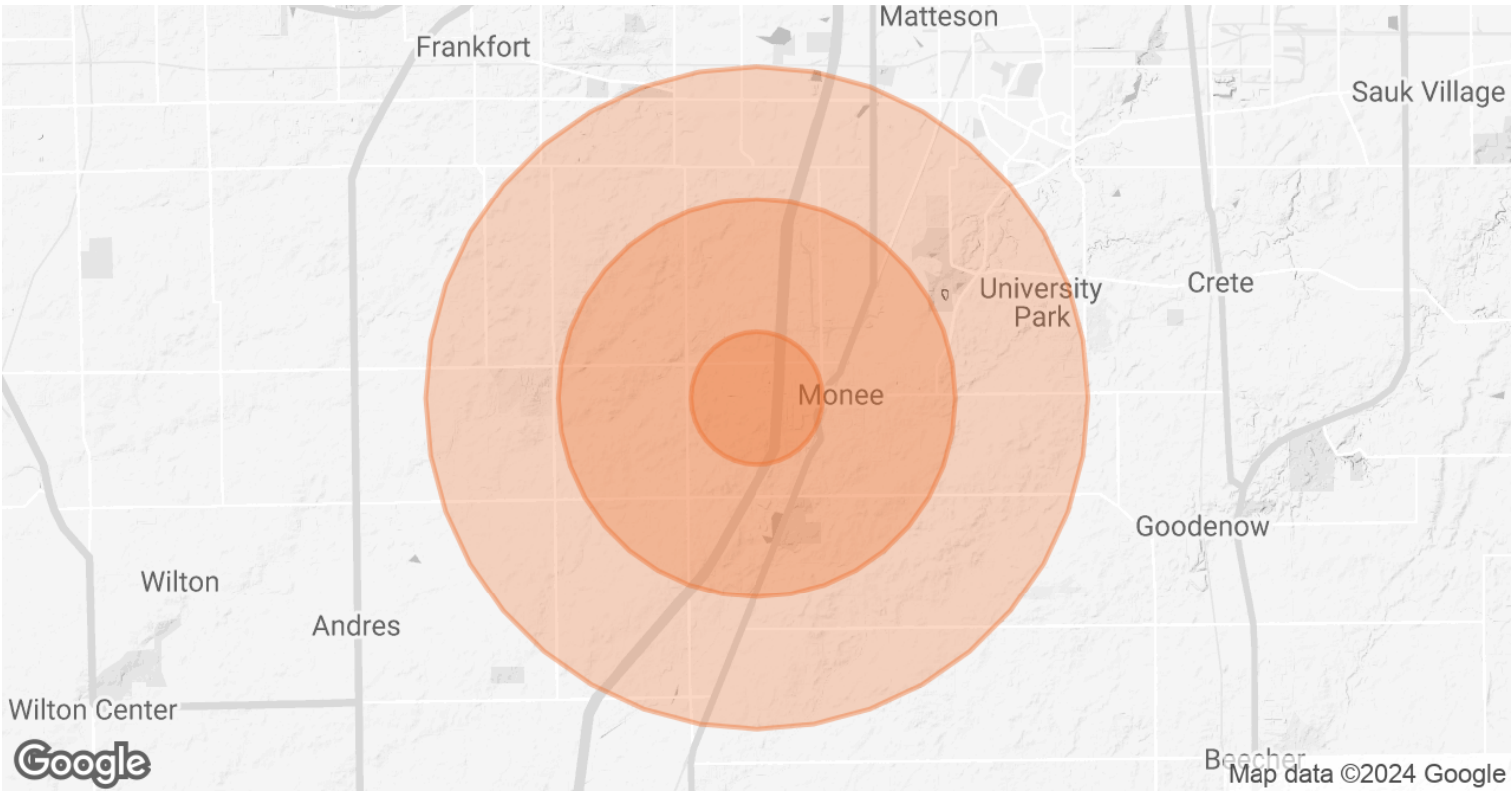


LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	957	6,992	27,571
AVERAGE AGE	37.6	41.7	39.6
AVERAGE AGE (MALE)	37.6	41.9	36.9
AVERAGE AGE (FEMALE)	42.0	44.6	42.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	350	2,812	10,904
# OF PERSONS PER HH	2.7	2.5	2.5
AVERAGE HH INCOME	\$99,532	\$92,332	\$80,757
AVERAGE HOUSE VALUE	\$285,584	\$319,305	\$241,242

2020 American Community Survey (ACS)

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