

3934 ELM ST , EAST CHICAGO, IN 46312



For more information, please contact:

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3934 ELM STREET

3934 Elm St , East Chicago, IN 46312



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$360,000

Price / SF: \$54.50

Lot Size: 0.11 Acres

Year Built: 1927

Building Size: 6606 SF

Zoning: R-4, Multi-Family Dwelling

PROPERTY HIGHLIGHTS

- Former funeral home available for sale in East Chicago!
- 6,606 SF with two apartments upstairs that can be leased out or occupied by owner while operating a business below
- Excellent opportunity to either continue operating a funeral business or renovate to strictly Multi-Family
- Low Indiana Taxes!



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PROPERTY DESCRIPTION



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Former funeral home available for sale on Elm Street in East Chicago. The subject property features a main floor of 2,835 SF with a lobby/waiting area, office and mens/women's restrooms and a two car garage (935 SF). The second floor is approximately 2,835 SF that consist of two apartments that both include a living room, dining room and kitchen (1 bed, 1 bath).

LOCATION DESCRIPTION

East Chicago is a city in Lake County, Indiana, United States. The population was 29,698 at the 2010 census. The city is home of the Indiana Harbor and Ship Canal, an artificial freshwater harbor characterized by industrial and manufacturing activity. Situated along Lake Michigan, East Chicago is about 18 miles from downtown Chicago, Illinois and is just west of Gary, Indiana.

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ADDITIONAL PHOTOS



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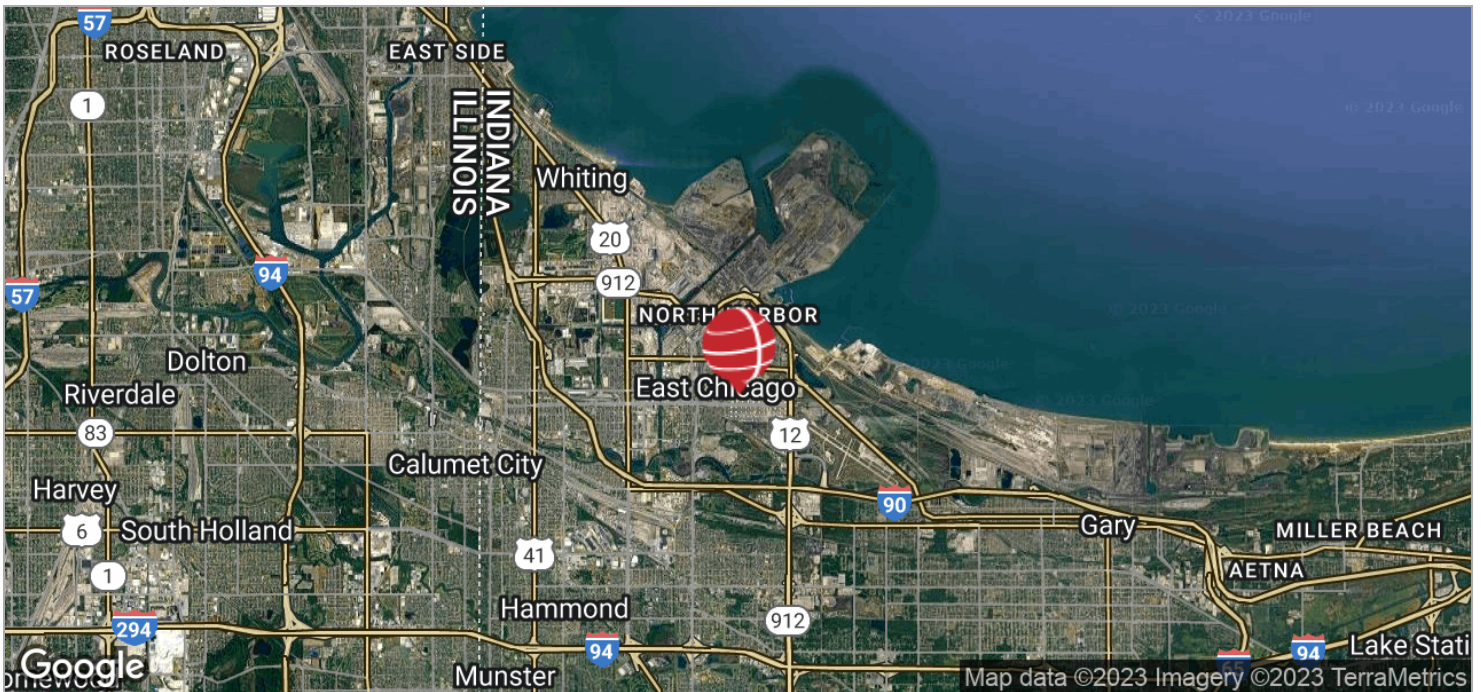
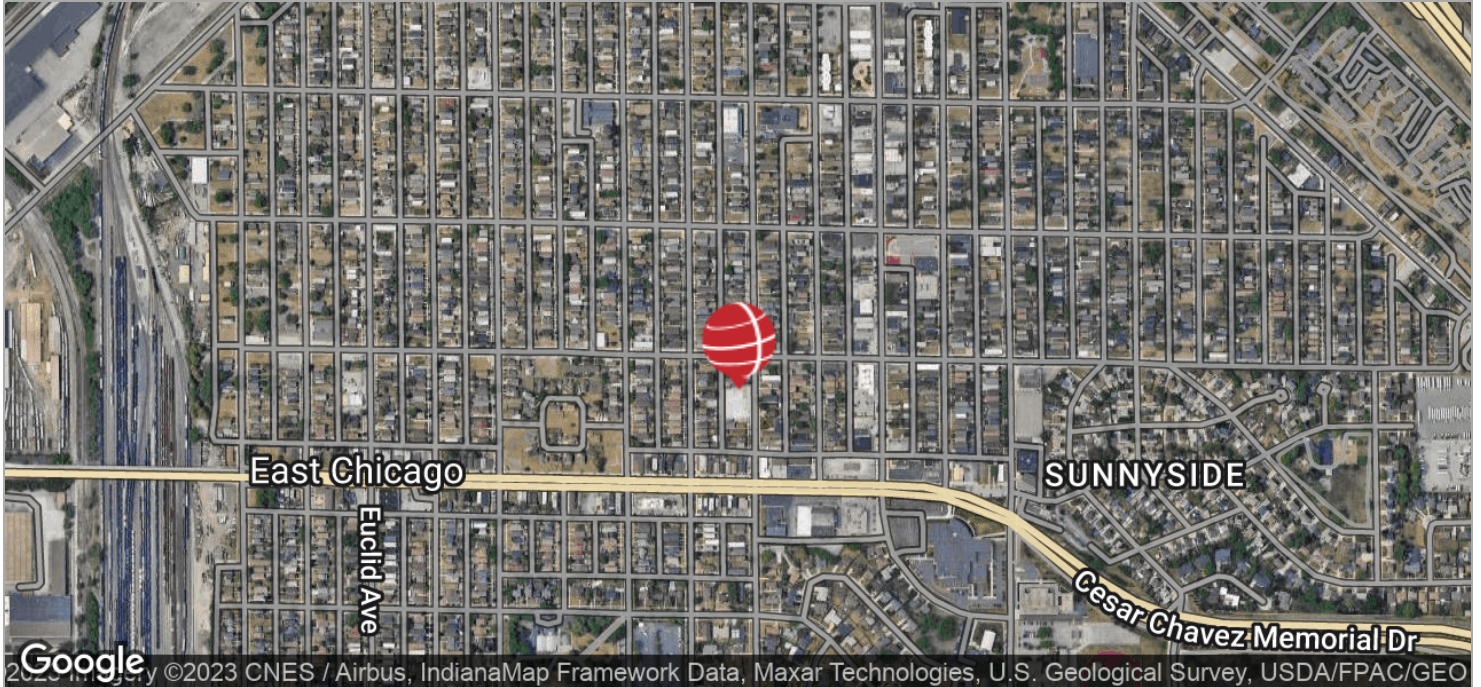
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LOCATION MAPS



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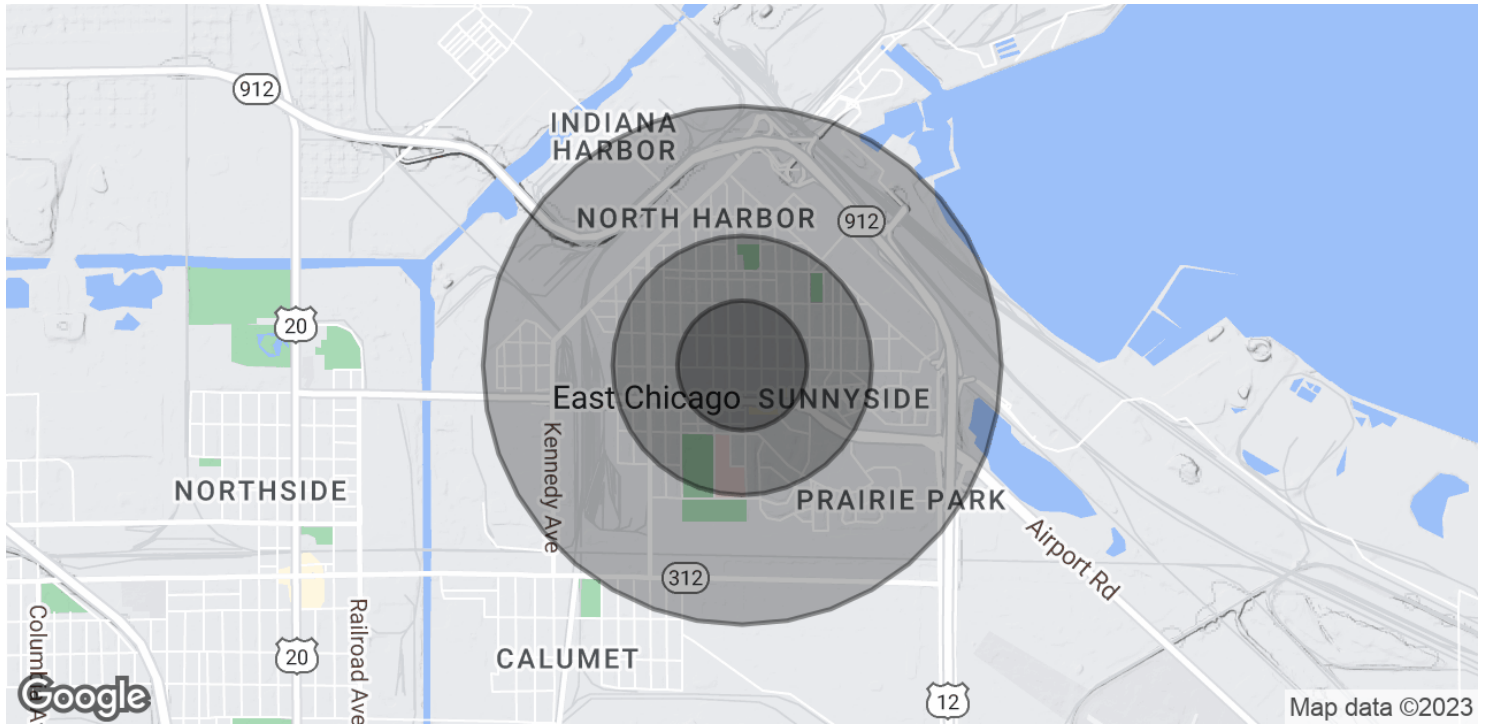
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,068	7,316	14,149
Average Age	41.1	40.0	37.2
Average Age (Male)	40.4	42.4	36.5
Average Age (Female)	43.4	40.6	39.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,053	3,672	7,175
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$34,692	\$34,849	\$33,937
Average House Value	\$67,200	\$62,122	\$60,251

** Demographic data derived from 2020 ACS - US Census*

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