

Medical Investment Property

7310 W. North Ave., Elmwood Park, IL 60707

FOR SALE



Zane McCartney

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COMMERCIAL
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SUMMARY

Price:	\$1,825,000
GLA:	+/-14,600 SF
Site Area:	0.23 AC
Year Built:	1967

HIGHLIGHTS

- Listed at **\$125 Per Square Foot**
- Excellent investment opportunity for a building catering to Medical, Dental, Chiropractic, Pain Management, or other physician practices
- **14,600 SF**, 4-story building on a 0.23 Acre lot
- 79 feet of frontage on North Avenue with **30,500 vehicles per day**
- Parking: **14 surface stalls, 7 garage spaces**
- Exterior windows recently replaced and new partial roof membrane 2024
- Vacant 3rd Floor dental office prepared for **9 operatories**; compressor included

KEY FACTS

25,886

Population

41.8

Median Age



Average
Household Size

\$103,483

Median Household
Income

BUSINESS



603

Total Businesses



5,481

Total Employees

INCOME



\$103,483

Median Household
Income



\$58,315

Per Capita Income



\$360,440

Median Net Worth

A prime commercial property in a very busy location with excellent visibility, boasting multiple modern fully built-out dental offices and a lucrative well-established restaurant on the ground level. The 4-story elevator building has 21 dedicated parking stalls, 14 Surface Stall, 7 Garage Spaces. Additionally, there are 3-floors for professional offices making it ideal for various professional medical or office uses.

The building is 14,600 SF on a 0.23 Acre lot with 79 feet of frontage on North Avenue, which has 30,500 vehicles per day. Excellent signage and private parking with ample additional street parking, located just off of the busy intersection of Harlem Ave and North Ave. Excellent opportunity for owner-occupied Medical, Dental, Chiropractic, Pain Management, or other physician practices or an opportunistic value-add investor.

Please call the listing broker for NDA, do not disturb the current tenants.



TENANT OVERVIEW



Donny G's Ristorante is a comfortable neighborhood establishment that offers great traditional Italian specialties. Full bar, extensive wine list, and live music. Known for refusing to compromise on quality in their restaurant. They source their fresh ingredients from local farmers' markets to prepare the menu offerings for you and your loved ones.



Nudera's Elmwood Park Orthodontic Office location is crucial for serving West Chicago and the Chicagoland area as a whole. Referred to as their home, this is one of two locations.

Nudera Orthodontics utilizes the latest technology, offering a variety of safe and gentle treatment options to give you the customized, individual care you deserve.



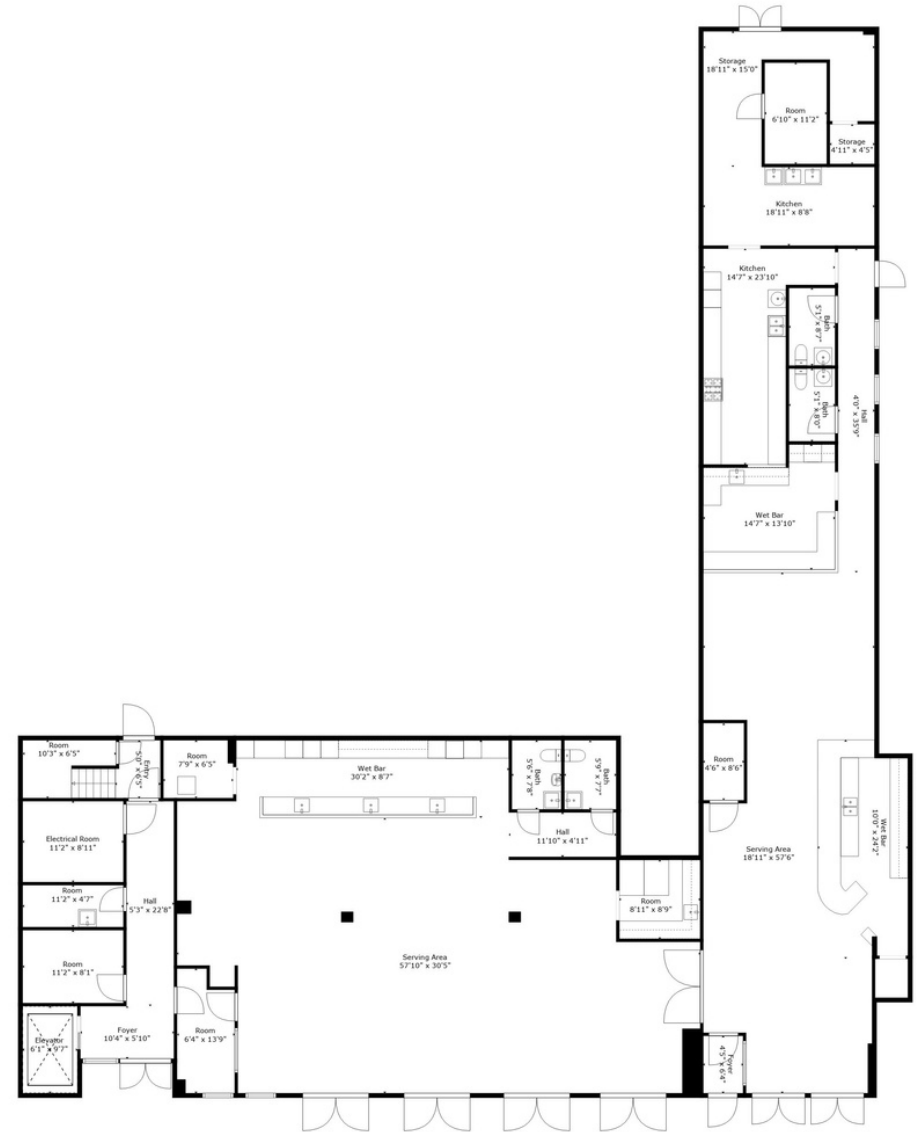
For over 25 years, Dr. John J. Cravatta has been fully devoted to the development and success of his dental practice located in Elmwood Park, IL.

His practice serves both individuals of all ages as well as families, taking special care of patients throughout their dental journey.

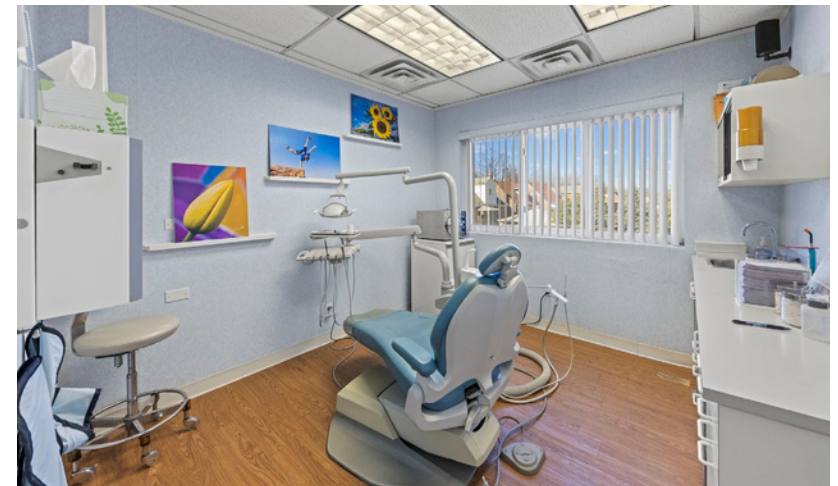


Dr. Taglia and his team welcome you to his practice, initially started by his father in 1964. For decades, their tradition has been to provide every guest with personal attention, expert care, and the best there is to offer in advanced dentistry. They're passionate about their practice, and it shines through in their work.

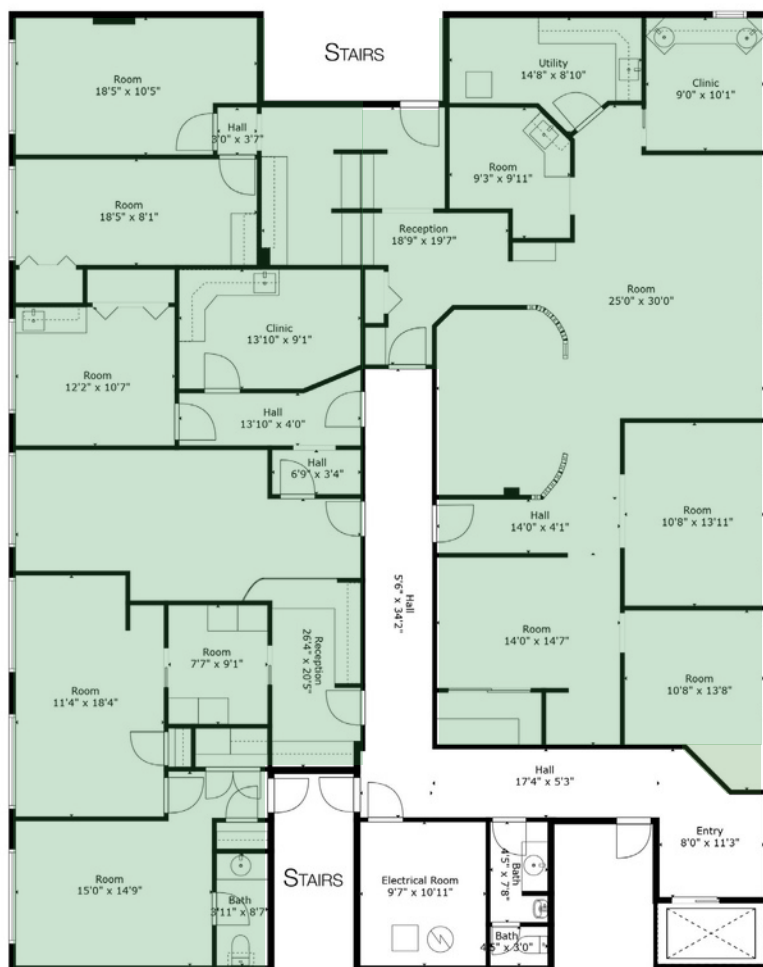
1st Floor



2nd Floor



3rd Floor



 : Vacant Space Shaded Green

Dental Space Details

- Excellent investment opportunity for an Owner-Occupied Dental or Medical Practice.
- **4,000 SF +/-**, Entire 3rd Floor available
- 79 feet of frontage on North Avenue with **30,500 vehicles per day**
- Parking: **14 surface stalls, 7 garage spaces**
- Plumbing and electric roughed in for 9 chairs
- Dental office prepared for **9 operatories**; compressor included

4th Floor

Traditional Office Space Details

- Excellent investment opportunity for an Owner-Occupied or Investment user to stabilize.
- **2,215 SF +/-**, Suite on the 4rd Floor available
- 79 feet of frontage on North Avenue with **30,500 vehicles per day**
- Parking: **14 surface stalls, 7 garage spaces**
- Plumbing and electric roughed in for 9 chairs
- Traditional office available with multiple private offices in addition to a large open-concept

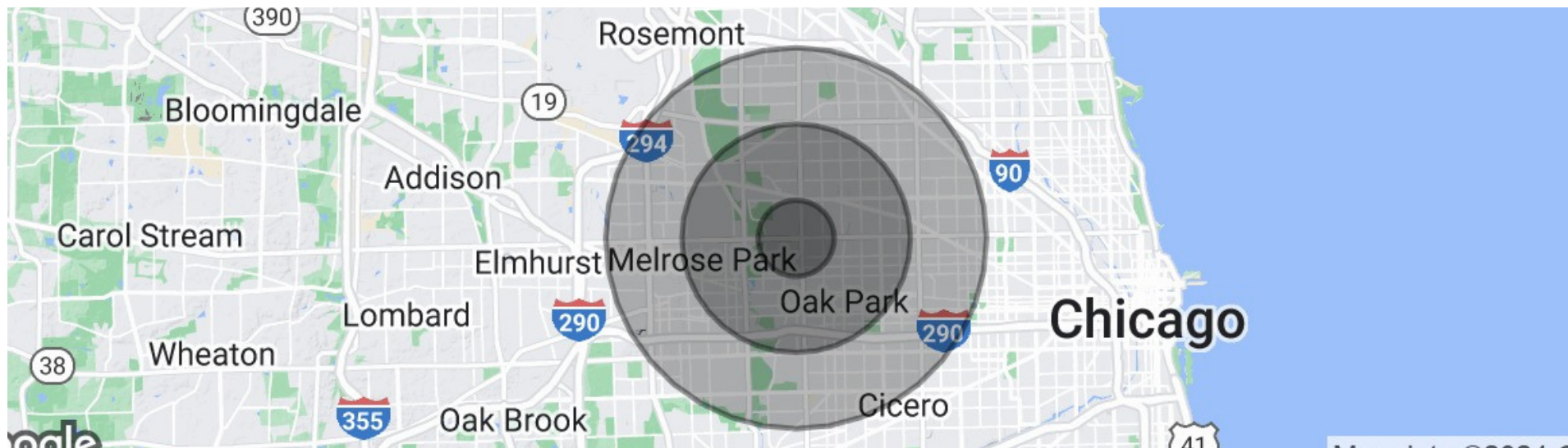


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A map of Chicago and its surrounding suburbs. A red circle labeled "SITE" is located in the center of the map, near the intersection of Interstate 90 and Interstate 290. The map shows major highways like I-90, I-290, I-55, and US-41. Various neighborhoods are labeled, including Rosemont, Norridge, Schiller Park, Franklin Park, Northlake, Melrose Park, Maywood, Oak Park, Berwyn, Cicero, Logan Square, Lincoln Square, Edgewater, Lincoln Park, Near North Side, River North, Oakbrook Terrace, Oak Brook, Villa Park, Lombard, Addison, Bensenville, Wood Dale, Itasca, and Elmhurst. The word "Chicago" is written in large black letters at the bottom right.



DEMOGRAPHICS



		1 MILE	3 MILES	5 MILES
POPULATION	Total Population	24,573	298,720	806,607
	Average Age	40.9	38.7	37.6
	Average Age (Male)	37.7	37.7	36.5
	Average Age (Female)	42.9	39.5	38.7
HOUSEHOLDS	Total Households	9,811	116,188	304,528
	# of Persons per HH	2.5	2.6	2.6
	Average HH Income	\$126,404	\$85,233	\$75,426
	Average HH Value	\$395,092	\$275,067	\$256,222

CONTACT



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Zane M. McCartney proudly serves as a Commercial Broker within Caton Commercial Real Estate Group. He has built a reputation for providing unique perspectives to economic challenges. Zane is exceptionally suited to partner with investment groups and healthcare entities on a range of real estate projects. Through in-depth analytical research and drawing on his industry expertise, he can illuminate solutions to complex real estate opportunities.

