

38 E. Irving Park Rd., Roselle, IL

\$400,000



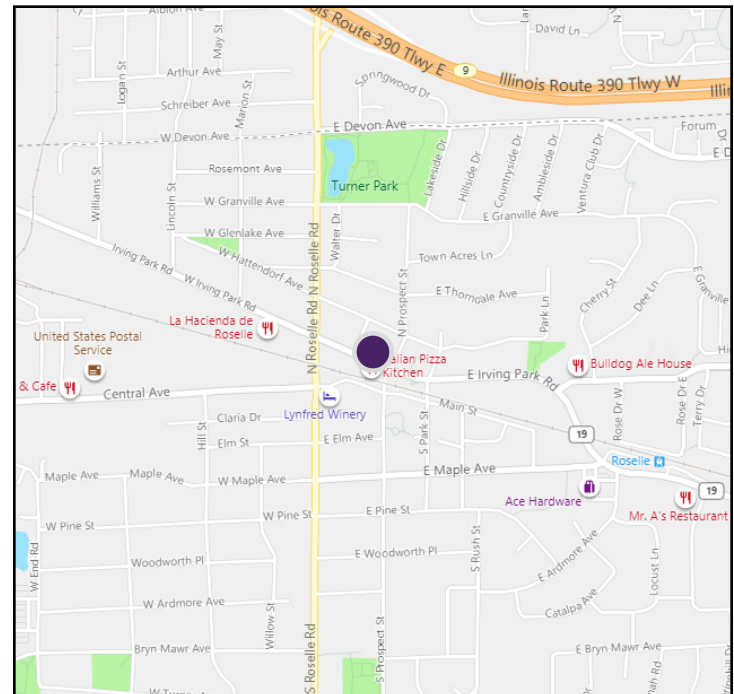
Property Highlights

- 13,500 SF redevelopment site
- Previously used as gas station
- Site improved with 1,350 SF building, three pumps, tanks
- Close to Roselle Rd & Irving Park
- 90' of frontage on Irving Park Rd.
- Close to several large mixed-use and condo buildings
- Potential to develop mixed-use with apartments and commercial
- Maximum FAR: 2.5
- Traffic Count: 16,000 cars daily
- Zoning: B-3, Town Center district
- Taxes (2018): \$4,945

Property Overview

A 13,500 square foot redevelopment site at the corner of Irving Park and Bokelman St. is available for sale. Previously, the site was used as a gas station. It is currently improved with a 1,3500 square foot building, three pumps and tanks. With 90' of frontage on Roselle, this property has great potential to build a mixed-use development with apartments and commercial space.

Highly visible, this site is close to the intersection of Roselle Rd. and Irving Park Rd. Less than a mile from the Metra station, the area includes a number of large mixed-use and condo buildings as well as single family homes.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	12,876	93,150	277,008
Growth 2019-2024	2.19%	(1.07%)	(0.85%)
Households	4,868	35,644	100,601
Median Income	\$82,787	\$84,632	\$78,523

Daniel J. Hyman
Chairman and CEO
(312) 338 - 3003
dhyman@mpirealestate.com

mpirealestate.com

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