

MIXED-USE · FULL GUT REHAB / NEWER CONSTRUCTION

8324 W. GRAND AVENUE

RIVER GROVE IL 60171



\$3,200,000

ASKING PRICE

11

OF UNITS

\$226,960

PRO FORMA NOI

7.09%

PRO FORMA CAP

11,971 SF

LEASABLE BUILDING SF

Exclusively listed by
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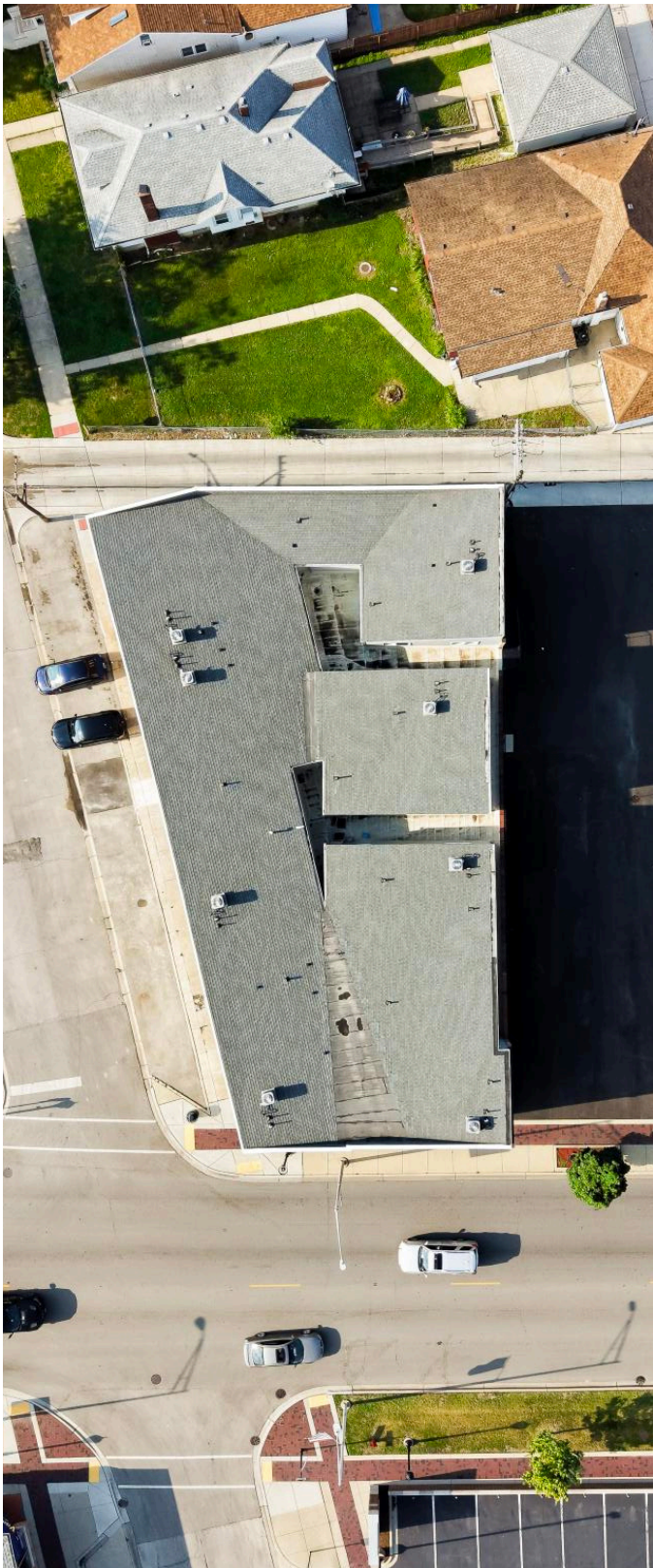


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CHRISTIE'S
INTERNATIONAL REAL ESTATE

SECTION 1

PROPERTY INFORMATION

8324 W. GRAND AVENUE · OFFERING MEMORANDUM

OFFERING SUMMARY

8324 W. Grand Avenue, River Grove, IL 60171

PROPERTY DESCRIPTION

@properties Commercial presents 8324 W. Grand Avenue, a newly gut-rehabbed mixed-use building located in the desirable River Grove community. This two-story property features eight fully renovated residential apartments on the upper floor and three retail/commercial storefronts on the ground level, totaling approximately 11,717 SF of rentable space.

The building has been taken to the studs and comprehensively updated with modern finishes and systems. The residential unit mix includes seven 2-bedroom/2-bathroom apartments and one 3-bedroom/2-bathroom unit, all designed to command premium rents in the local market. The property sits on a high-traffic corridor with exceptional visibility and 20 dedicated surface parking spaces — a rare amenity for both retail tenants and residential occupants.

Individual HVAC and Metered Apartments with 8 Allocated Garage Spaces and 3 Laundry Rooms.

PROPERTY HIGHLIGHTS

- Full gut rehab / newer construction — all new systems and finishes
- 7 x 2BR/2BA + 1 x 3BR/2BA residential units + 3 retail storefronts
- 20 dedicated surface parking spaces — rare suburban amenity
- Unstabilized lease-up opportunity with strong pro forma upside
- Walking distance to Metra MD-W (Milwaukee District West) — River Grove station
- High-traffic W. Grand Avenue corridor with excellent visibility

OFFERING SUMMARY

| | |
|---------------------|--------------------|
| Asking Price: | \$3,200,000 |
| Number of Units: | 11 |
| Price per Unit: | \$290,909 |
| Building SF: | 11,971 SF |
| Price per SF: | \$267.31 |
| Pro Forma Cap Rate: | 7.09% |
| Pro Forma NOI: | \$226,960 |
| Pro Forma GRI: | \$301,260 |



PROPERTY DETAILS

8324 W. Grand Avenue, River Grove, IL 60171

PROPERTY INFORMATION

Address: **8324 W. Grand Avenue, River Grove, IL 60171**

Zoning: **B-1 / Mixed Use**

Rentable Square Feet: **11,971 SF**

Lot Size: **13,450 SF**

Type of Construction: **Full Gut Rehab / Newer Construction**

Year Rehabbed: **2024–2025**

Number of Units: **11 (8 Residential + 3 Retail)**

Parking: **20 Surface Spaces**

PINS: **12-26-402-027 + 028 +029**

UTILITIES & AMENITIES

| | |
|----------------|--------------------------|
| Central HVAC: | Yes |
| Laundry: | Yes (Common Area) |
| Gas: | Tenant Paid |
| Electric: | Tenant Paid |
| Water & Sewer: | Owner Paid |
| Trash: | Owner Paid |
| Roof: | Updated |



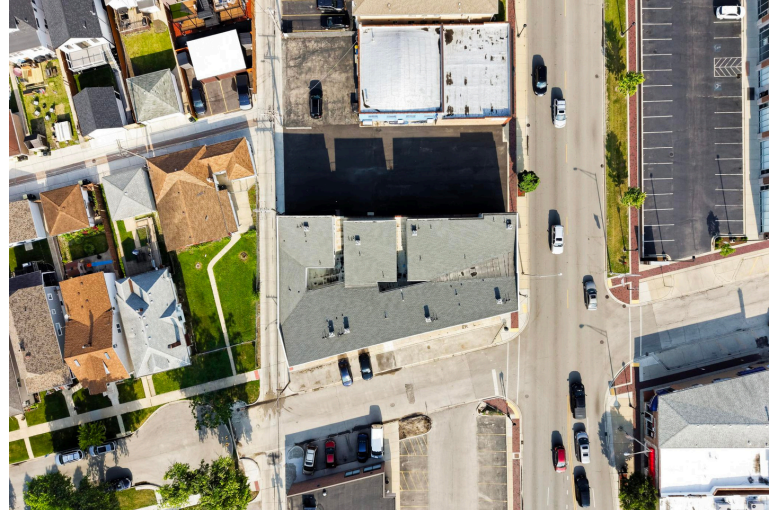
SECTION 2

LOCATION INFORMATION

8324 W. GRAND AVENUE · OFFERING MEMORANDUM

RIVER GROVE NEIGHBORHOOD

8324 W. Grand Avenue, River Grove, IL 60171



LOCATION DESCRIPTION

River Grove is a vibrant, supply-constrained inner-ring suburb located immediately west of Chicago along the Metra MD-W (Milwaukee District West) commuter rail line. Residents enjoy a quiet, residential character while maintaining easy access to downtown Chicago and O'Hare International Airport. The community is known for its strong owner-occupancy rates, stable demographics, and high quality of life.

8324 W. Grand Avenue sits on one of River Grove's primary commercial corridors, benefitting from strong daily traffic counts and excellent frontage and visibility. The property is within walking distance of the River Grove Metra station, making it highly attractive to transit-dependent renters and retail customers alike.

The surrounding trade area offers a comprehensive mix of retail, dining, and services along Grand and Belmont Avenues. Major employers including Loyola University Medical Center and a variety of industrial and logistics businesses provide a deep and diverse renter pool. The neighborhood's proximity to I-290 and O'Hare further enhances the location's connectivity and long-term rental demand.

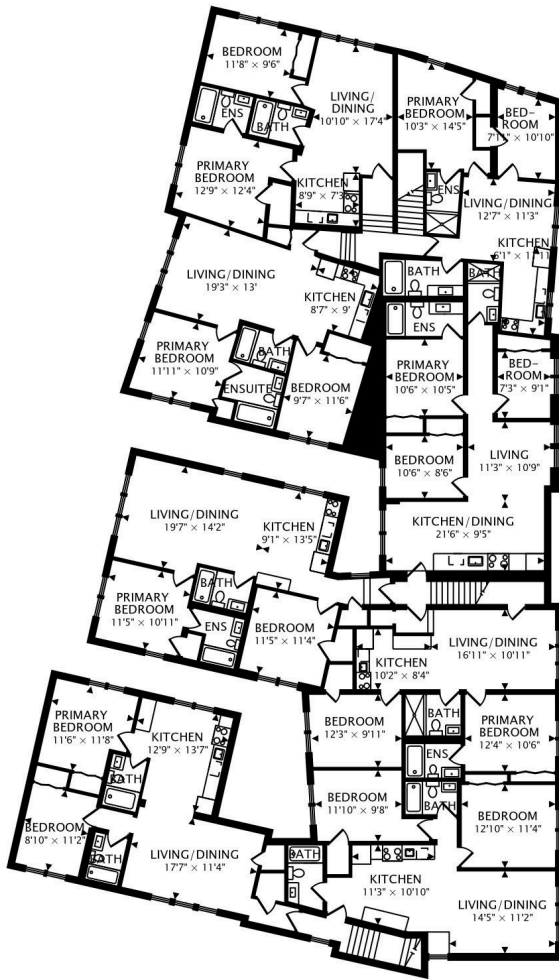
SECTION 4

FLOOR PLAN & PHOTOS

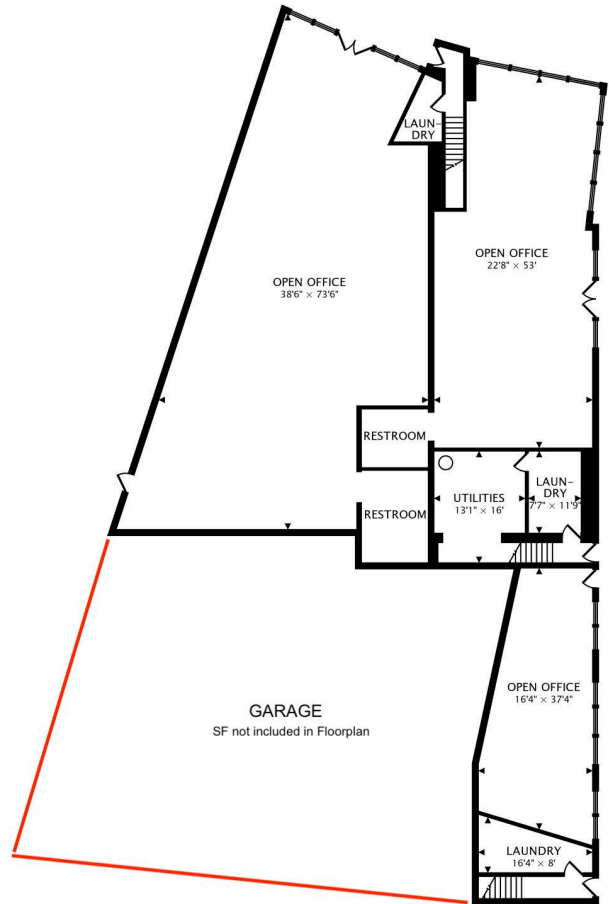
8324 W. GRAND AVENUE · OFFERING MEMORANDUM

FLOOR PLAN

8324 W. Grand Avenue, River Grove, IL 60171



MAIN
6701 sq ft



GROUND
4932 sq ft

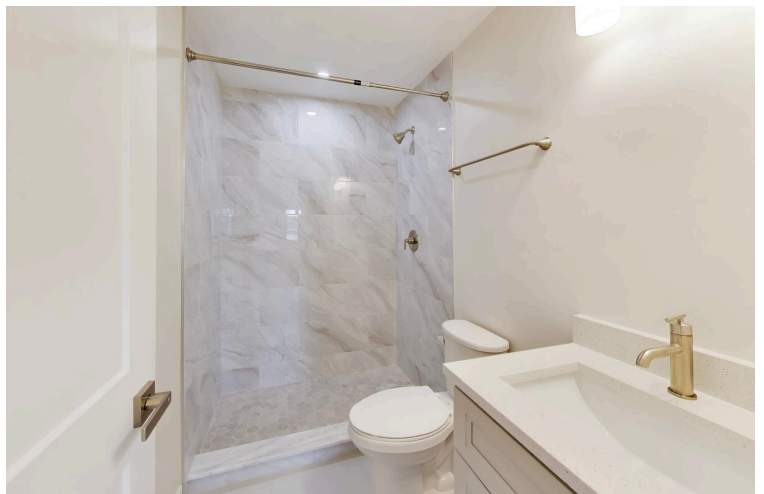
EXTERIOR PHOTOS

8324 W. Grand Avenue, River Grove, IL 60171



APARTMENT PHOTOS

8324 W. Grand Avenue, River Grove, IL 60171



RETAIL PHOTOS

8324 W. Grand Avenue, River Grove, IL 60171



RETAIL A

2,436SF

Option to expand to 3,668SF + w//Unit B

Option to expand to 4,200SF + w/Unit B + Garage



RETAIL B

1,232SF

Option to expand to 3,668SF + w//Unit B



RETAIL C

550SF

SECTION 5

ADVISOR BIO

8324 W.GRAND AVENUE · OFFERINGMEMORANDUM

KOSTAS GIANNIKOULIS

Commercial Advisor — @properties



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PROFESSIONAL BACKGROUND

Kostas Giannikoulis brings over 24 years of real estate expertise spanning commercial brokerage, residential sales, property management, and investment advisory. His hands-on experience as a property manager for over 20 years and as an active real estate investor — having flipped over 110 properties with 20–30%+ annual returns — gives him a rare dual perspective that distinguishes his advisory approach.

Kostas began his career with Coldwell Banker (2002–2007), then co-founded and operated Sixty Properties as broker-owner in Schaumburg (2007–2020), before joining @properties Commercial in 2020. He holds a track record as a Top 3% Agent in Illinois for 2025 with 31 transactions and has completed over 10,000 CMAs throughout his career.

His specializations include commercial and mixed-use investment properties, multi-family acquisitions, foreclosure/auction/short sale transactions, and market pricing analysis — making him uniquely qualified to advise on complex, value-add opportunities like 8324 W. Grand.

CREDENTIALS & HIGHLIGHTS

- 24 years as a licensed real estate broker (Commercial / Residential / Leasing)
- Top 3% Agent in Illinois — 2025 (31 transactions)
- 110+ flipped properties over 10 years yielding 20–30%+ annual returns
- Over 10,000 CMAs / market analysis reports completed
- Property Manager for 20+ years
- Foreclosure / Auction / Short Sale Specialist since 2008
- Coldwell Banker (2002–2007) | Sixty Properties / Broker-Owner (2007–2020) | @properties (2020–Present)

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