



The Ashland Building

500 Ashland Ave, Chicago Heights, IL 60411



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\$475,000

The Ashland Building is a high-profile, corner 2-Story medical office with a full basement. White Miami brick masonry building with a large parking lot surrounding it on 3 sides. Over 1 acre of land is included in this magnificent opportunity. Currently, owner-occupied shows pride of ownership. Currently has 2 vacant spaces on the 2nd floor. Perfect for a new owner occupier can move in with income, as the owner will agree to a long-term lease-back for full occupancy. Perfect for 1031 investors or anyone looking to park cash into a nice, clean, and well-maintained investment building....



Price:	\$475,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment
Lot Size:	0.37 AC
Gross Building Area:	6,000 SF
Rentable Building Area:	6,000 SF
No. Stories:	2
Year Built:	1961
Tenancy:	Multi
Parking Ratio:	10/1,000 SF
APN / Parcel ID:	32-18-205-038-0000
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	20 (Somewhat friendly)



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Property Photos



Property Photos



500 S Ashland



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