

HOME FOR SALE



8530 Grand Ave  
River Grove, Illinois  
United States

Asking Price  
\$595,000

Bedrooms	6	Year Built	
Bathrooms	3.5	Date Listed	08/27/2024
Size	0	Listing ID	GL-1726373259

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11405775>

## Overview

Discover this exceptional mixed-use four-unit building situated on Grand Ave in the vibrant heart of River Grove! Surrounded by new development, dining and just steps from Starbucks, this property boasts a prime location. Enjoy effortless access to public transportation, with the Blue Line within blocks, expressways, O'Hare Airport, and downtown Chicago all within easy reach, ensuring a seamless commute. Whether you're a business owner, investor, or looking for owner occupancy, this property is a perfect opportunity to maximize your investment potential. Head upstairs to find a spacious owner's unit apartment featuring three bedrooms, a full bath, and a half bath. The rear unit on the top floor includes two bedrooms, one bath, and a private rooftop deck. Conveniently, this unit provides direct access to the two-car garage without stepping outside. The ground floor features a 950-square-foot storefront with two half baths, previously operated as a hair salon and currently available for new opportunities. Toward the rear of the building is a cozy one-bedroom, one-bathroom apartment. The ground floor is complete with a convenient laundry/utility room. With a total living space exceeding the storefront area, this property easily qualifies for FHA or conventional financing. The roof was completely replaced (tear-off) in 2021, providing the new owner with

peace of mind for years to come. Offering a generous 4, 400 square feet of space, this property is brimming with potential!

For more details:

Listed by: John Warren

**Contact**

**Email**

**Phone**