

# \$399,900 - 16610 76th Avenue, Tinley Park

MLS® #12494513

**\$399,900**

5 Bedroom, 3.00 Bathroom, 2,000 sqft  
Residential on 0.21 Acres

N/A, Tinley Park, IL

LOCATION, LOCATION, LOCATION! This property delivers the ultimate investment trifecta: prime location, strong bones, and value-add potential. Situated just steps from Centennial Park and Hilbert Siemsen Meadow Nature Preserve with restaurants and shopping within walking distance, this home sits in a high-demand neighborhood where location alone commands premium rental rates and strong resale values. The numbers work from multiple angles. This 5 bedroom, 3 full bathroom home offers great rental income potential or an excellent fix-and-flip opportunity. The spacious layout includes a 2-car attached garage, an outdoor entertaining space above the garage with railing, and above-ground pool as a seasonal amenity. The property is in good overall condition with cosmetic updates needed, presenting a clearly defined scope of work that allows investors to control renovation costs and maximize ROI. Perfect for rehabbers seeking a cosmetic project with fast market turn, buy-and-hold investors looking for immediate rental income with appreciation upside, or portfolio builders wanting a stable neighborhood with proven fundamentals. First-time rehabbers will appreciate the manageable scope and reduced risk profile while seasoned investors will recognize the multiple exit strategies this property offers. Given the unbeatable location near parks, nature preserves, dining and shopping combined with the value-add opportunity, this property will move quickly in



the current market. Serious investors should act immediately. Property sold strictly AS-IS. Cash, conventional or renovation financing preferred. Bring your offers today and don't let this one slip by!

Built in 1977

**Essential Information**

|                |                 |
|----------------|-----------------|
| MLS® #         | 12494513        |
| Price          | \$399,900       |
| Bedrooms       | 5               |
| Bathrooms      | 3.00            |
| Full Baths     | 3               |
| Square Footage | 2,000           |
| Acres          | 0.21            |
| Year Built     | 1977            |
| Type           | Residential     |
| Sub-Type       | Detached Single |
| Style          | Step Ranch      |
| Status         | New             |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 16610 76th Avenue |
| Area        | Tinley Park       |
| Subdivision | N/A               |
| City        | Tinley Park       |
| County      | Cook              |
| State       | IL                |
| Zip Code    | 60477             |

**Amenities**

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Parking Spaces | 2                                                                     |
| Parking        | Concrete, Garage Door Opener, On Site, Garage Owned, Attached, Garage |
| # of Garages   | 2                                                                     |

**Interior**

|         |             |
|---------|-------------|
| Heating | Natural Gas |
|---------|-------------|

|              |                   |
|--------------|-------------------|
| Cooling      | Central Air       |
| Stories      | Split Level       |
| Has Basement | Yes               |
| Basement     | Finished, Partial |

## Exterior

|                 |                    |
|-----------------|--------------------|
| Exterior        | Brick, Wood Siding |
| Lot Description | Corner Lot         |
| Roof            | Asphalt            |
| Foundation      | Concrete Perimeter |

## School Information

|          |     |
|----------|-----|
| District | 230 |
|----------|-----|

## Additional Information

|                |                |
|----------------|----------------|
| Days on Market | 6              |
| HOA Fees Freq. | Not Applicable |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | HomeSmart Realty Group |
|----------------|------------------------|



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