



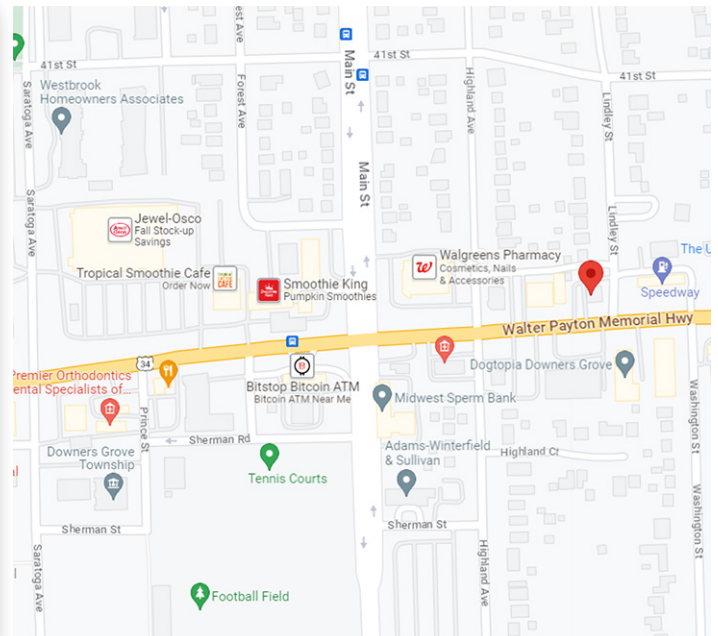
FOR SALE OR LEASE

Freestanding Building
Downers Grove, Illinois

930 Ogden Avenue, Downers Grove, Illinois



- Excellent Ogden Avenue exposure
- 1,676 square foot building
- 0.21 acre corner parcel (see attached plat)
- Zoned B-3 in Downers Grove
- 11 parking spaces
- Average daily traffic counts of 38,144 vehicles
- Excellent demographics



	1 mile	3 miles
Population	13,289	90,516
Median HH Income	\$114,427	\$98,380

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FOR ADDITIONAL INFORMATION CONTACT: **Brian Butler**

The above listing information was obtained from a source deemed reliable. However, The Butler Group shall assume no liability for its accuracy. The above information is subject to change or withdrawal without further notice.

FOR SALE OR LEASE

Freestanding Building

Downers Grove, Illinois

Location: 930 Ogden Avenue, Downers Grove, Illinois

Building Description: 1,676 square foot brick and frame single-story building

Lot Size: 0.21 acre corner parcel (see attached plat)

Zoning: Zoned B-3 in the Village of Downers Grove

Parking: 11 spaces

Age: Built in 1945 with remodel in 1983

Demographics:	<u>1 mile</u>	<u>3 miles</u>
Population	13,289	90,516
Median household income	\$114,427	\$98,380

Real Estate Taxes: 2022: \$6,448.06

Asking Price: \$510,000.00

Lease Price: Subject to offer

Comment: This building represents a rare opportunity to have a small signature building on Ogden Avenue. Ownership will remodel the building for long-term tenant.

FOR ADDITIONAL INFORMATION

Brian Butler

Phone

630.321.9500

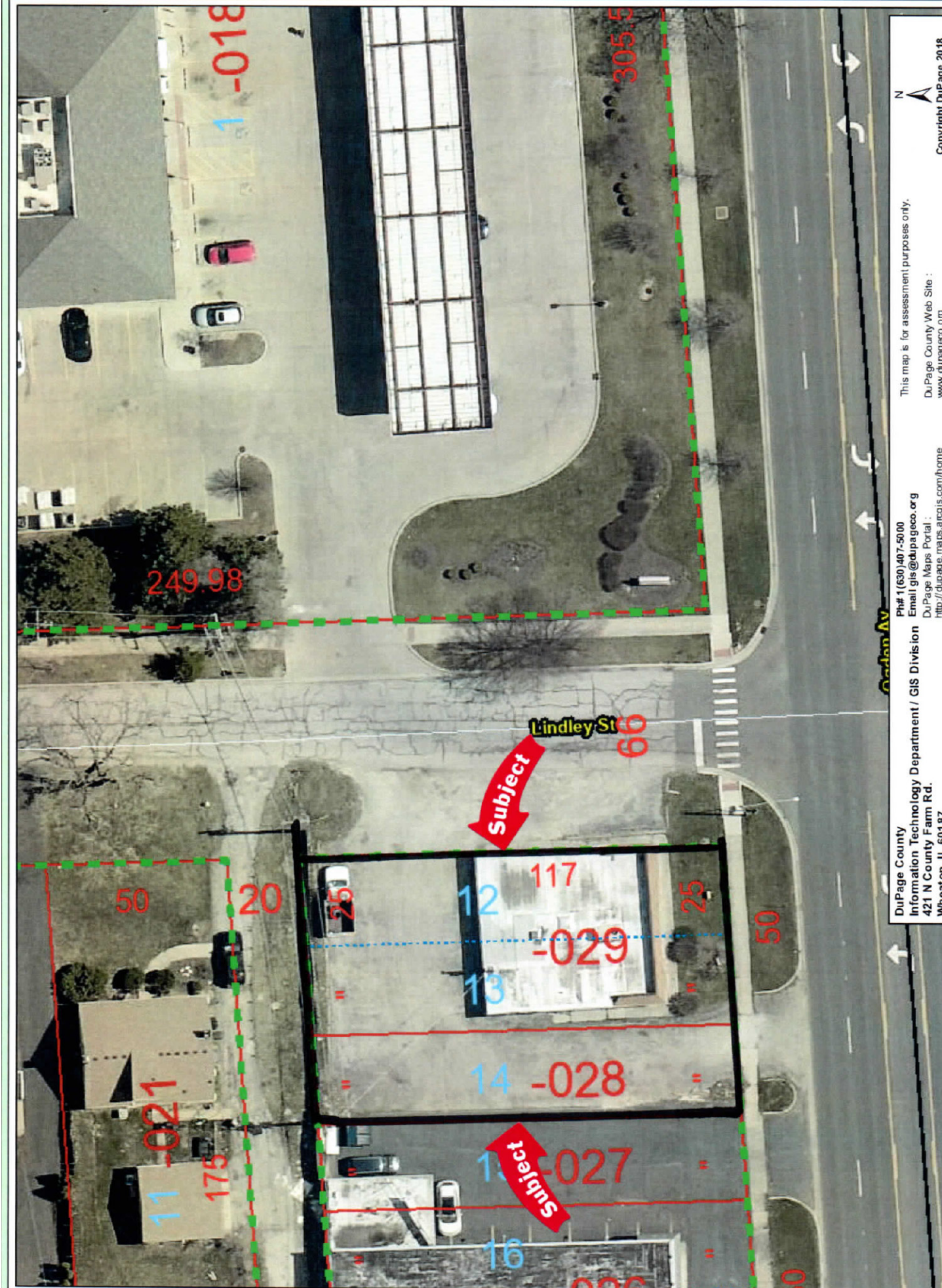
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North Arrow
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This map is for assessment purposes only.
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