



FOR SALE

Retail/Office Condo
Downtown Clarendon Hills, Illinois

243 Burlington Avenue, Clarendon Hills Illinois



- Located on Burlington Avenue, two (2) blocks west of Prospect Ave. (railroad crossing) in downtown Clarendon Hills
- 900 square foot unit with street level access and rear entrance
- Contains two (2) private offices, reception area, kitchen area and bathroom
- Large windows with wood blinds in private offices
- Includes one reserved (owned) parking space
- Hardwood floors and 10' ceilings throughout
- Recessed can and LED lighting



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 ADDITIONAL INFORMATION CONTACT: **Brian Butler**

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FOR SALE

Retail/Office Condo Downtown Clarendon Hills, Illinois

Location	243 Burlington Avenue, Clarendon Hills, Illinois. The unit is located on Burlington Avenue one block west of Prospect Avenue in the white, three-story Burling Court Condominium building
Unit Size	900 square feet
Unit Description	The unit is a ground-floor, street-level unit with its own separate front and rear entrances. There is hardwood flooring throughout. The unit contains a reception area, two private offices, a breakfast bar, copy room, washroom and an electrical-storage room. The two private offices have large windows with wood blinds. The unit has both LED and recessed can lighting.
Parking	The unit has one reserved (owned) space. There is street-level parking in front of the unit on Burlington Avenue
Monthly Assessments:	\$210.61
Real Estate Taxes 2020:	\$2,672.00
Asking Price:	\$235,000.00
Comment	This unit is a great opportunity for an individual or small company wanting to own an office in the Clarendon Hills/Hinsdale area. The unit is a short walking distance to all of the stores and restaurants in downtown Clarendon Hills. The unit is owned by a licensed Illinois real estate broker.

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