



# FOR SALE

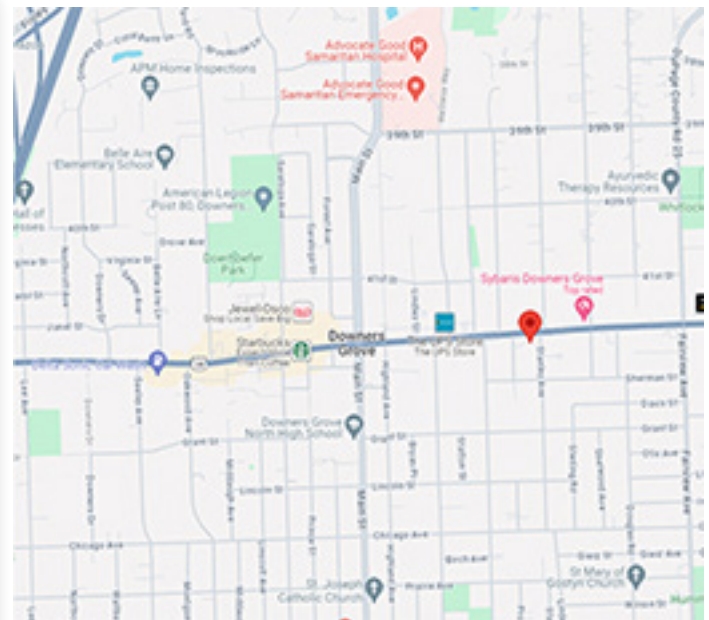
0.57 Acre Parcel

Downers Grove, Illinois

709 Ogden Avenue, Downers Grove, Illinois



- Great corner parcel on Ogden Avenue
- 154 ft. of frontage on Ogden & 163 ft. on Stanley
- Zoned B-3 in the Village of Downers Grove
- All utilities available at the site
- Traffic counts of 40,537 vehicles daily
- Ideal for small medical or retail building
- Great demographics



	<u>1 mile</u>	<u>3 miles</u>
Population	13,391	90,135
Median HH Income	\$110,200	\$100,479
Median Age	42.3	43.3



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

0.57 Acre Parcel

Downers Grove, Illinois

- Location:** 709 Ogden Avenue, Downers Grove, Illinois
- Lot Size:** 0.57 acres with 154.22 ft. of frontage on Ogden and 163.0 on Stanley for a total area of 25,138 square feet or 0.57 acres.
- Building Description:** The property contains a 1,904 square foot building with dimensions of 34' x 56'
- Real Estate Taxes:** 2022 taxes payable in 2023 were \$11,102.84
- Zoning:** Zoned B-3 in the Village of Downers Grove
- Utilities:** All utilities are available at the site
- Asking Price:** \$1,150,000.00 or \$45.56 per square foot
- Vacated Alley:** The property adjoins a vacant alley to the south that the Village of Downers Grove may sell depending on the proposed use. The alley contains an additional 3,080 feet of land.
- Comment:** The property is ideal for the development of a small freestanding retail building. The Village of Downers Grove may offer sales tax abatement or TIF money for the redevelopment of this parcel depending on the proposed use.

### FOR ADDITIONAL INFORMATION

**Brian Butler**

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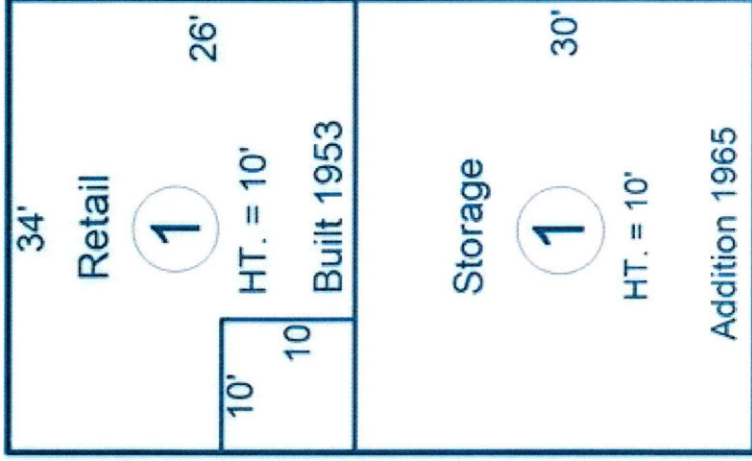
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709 W. Ogden Av Downers Grove



Ground Floor 1,904 SF