



FOR SALE

7,500 Square Foot Automotive Building

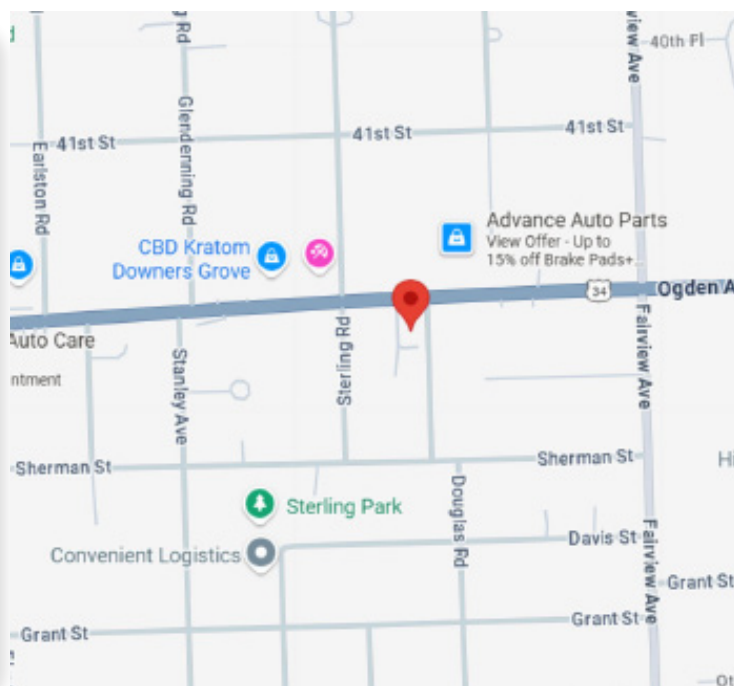
Downers Grove, Illinois

523 Ogden Avenue, Downers Grove, Illinois



- Former tire dealership set up with six service bays
- Corner parcel on Ogden Avenue
- 0.48 acres with 120 feet on Ogden Avenue
- Two drive-in doors
- Zoned B3 in Downers Grove
- Excellent traffic counts. 32,500 average daily count
- Great demographics

	1 mile	3 miles
Population	14,072	95,720
Median HH income	\$115,924	\$99,530
Median Age	42.2	43.5



THE BUTLER GROUP

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.

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FOR SALE

7,500 Square Foot Automotive Building Downers Grove, Illinois

Location:	523 Ogden Avenue, Downers Grove, Illinois
Lot Size:	0.53 acres with approximate dimensions of 120' x 193' Note regarding lot size. On the south border line of the property there is a 20' x 120' vacated alley that is already paved and has been used by ownership. This parcel is owned by the Village of Downers Grove and ownership has approached the Village to have this property deeded to them (see attached plat).
Building Description:	Approximately 7,500 square foot single-story all-brick building. The shop area contains six repair bays, two overhead doors and a bathroom. The front of the building has a sales and reception waiting area with a bathroom and employee break area. There is also a separate tire warehouse area in the front of the building.
Real Estate Taxes:	The current real estate taxes are \$14,599.84
Zoning:	Zoned B-3 General Service and Highway district, Village of Downers Grove
Traffic Counts:	Ogden Avenue counts average 35,048 vehicles per day.
Asking Price:	\$1,390,000.00
Comment:	This is a rare opportunity to acquire an automotive repair building on Ogden Avenue.

FOR ADDITIONAL INFORMATION

Brian Butler

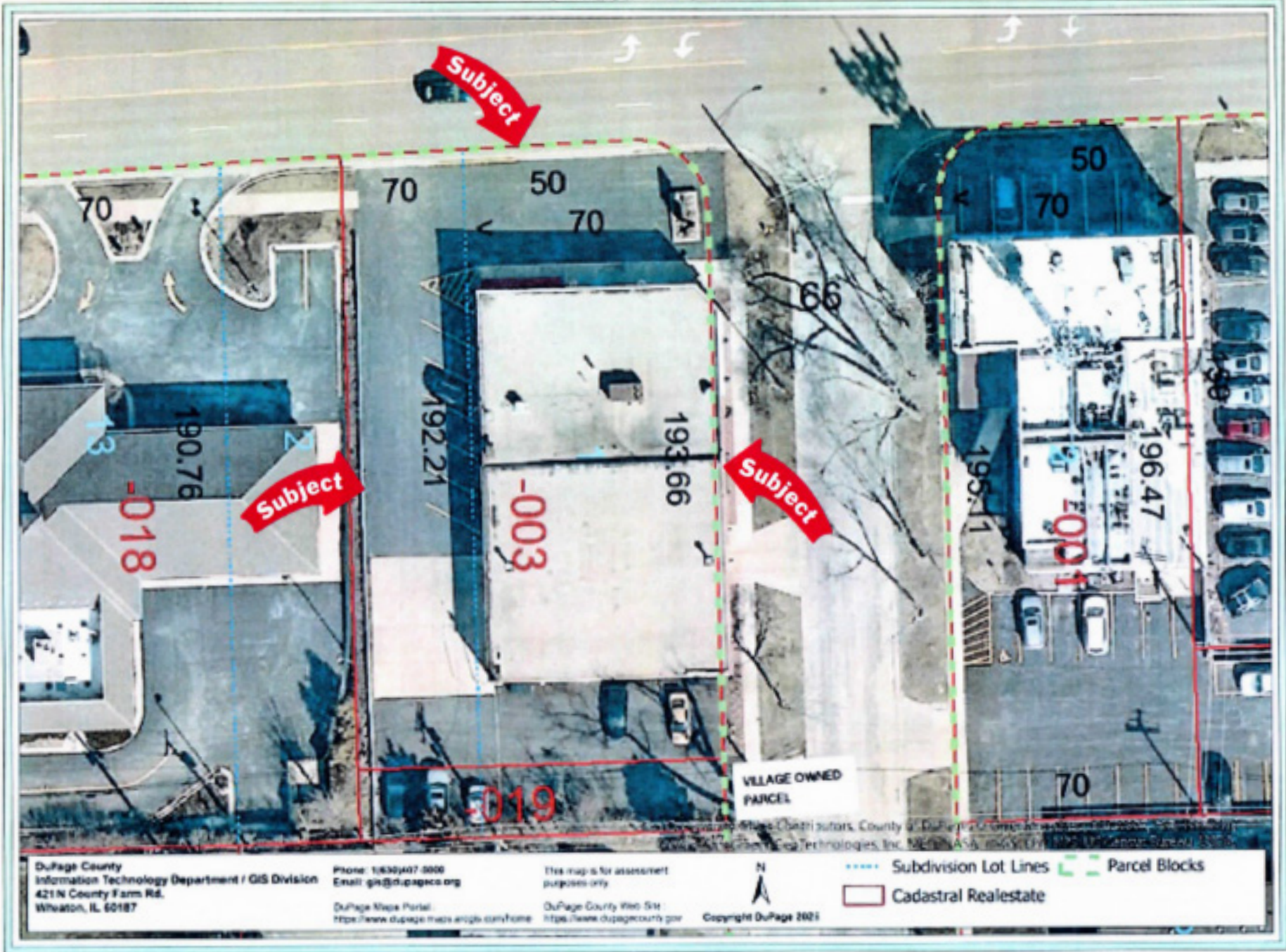
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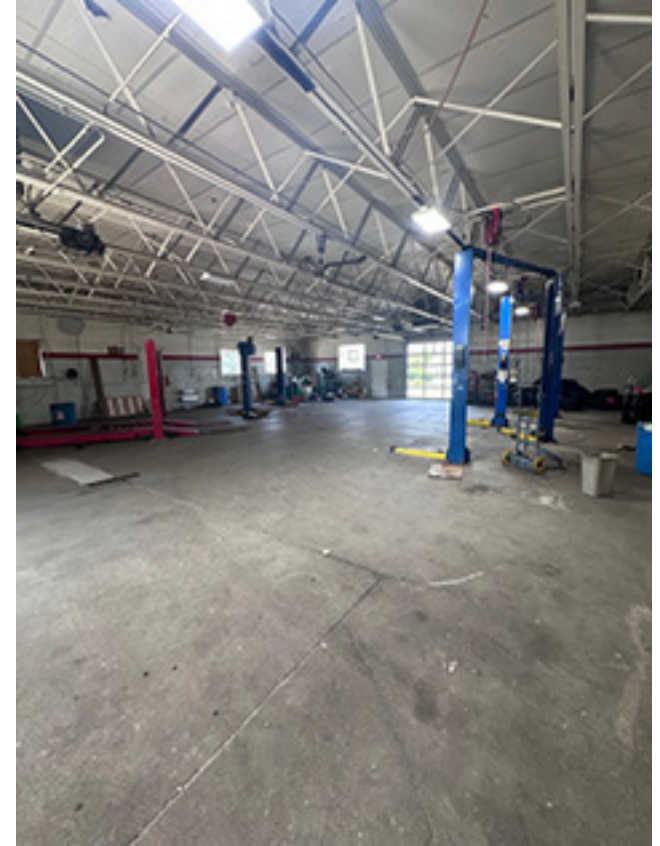
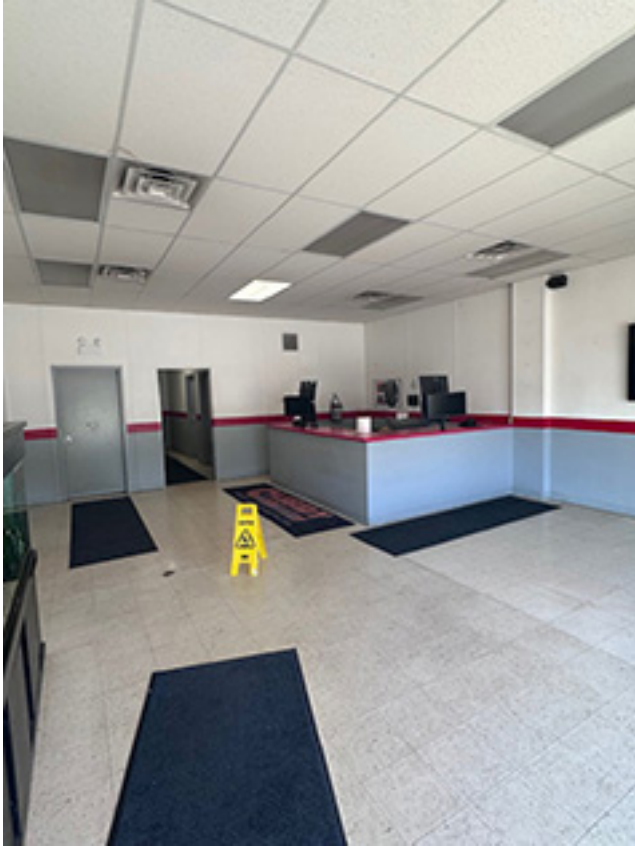
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LANDSCAPE

DuPage Web Mapping Application - DuPage County, Illinois



523 Ogden Avenue, Downers Grove, Illinois



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