

Commercial Building For Sale

Downtown Downers Grove

4949 Forest Avenue, Downers Grove, IL



Steps To Metra
Train Station

3 Levels of
Commercial Suites

On Site Parking

*Ideal For
User or Investment*

Sales Price: 1,300,000

6,879 SF Building

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This enclosed information throughout is highly confidential and for the purpose for the prospective buyer and not used for any other purpose. Schulz Properties does not make any representations or warranties to the accuracy of the information contained herein. Buyer must verify the information and bears all risk for any inaccuracies.

Schulz Properties Commercial Real Estate 947 Maple Avenue, Downers Grove, IL 60515 630.737.1200

4949 Forest Avenue

Aerial View



4949 Forest Avenue Downtown Downers Grove

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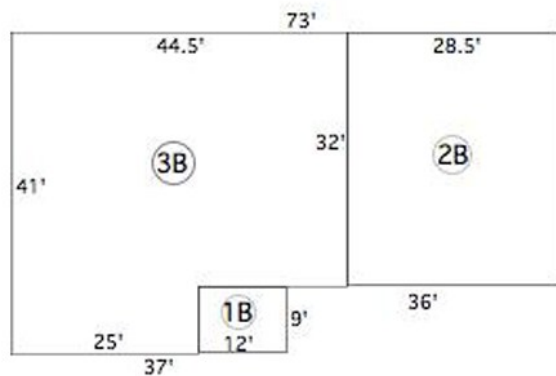
4949 Forest Avenue



On Site Parking



4949
Forest



1st Floor
Area = 2,669 sf
Perim. = 228'
Height = 10'

2nd Floor
Area = 2,561 sf

3rd Floor
Area = 1,649 sf

Basement
Area = 2,669 sf
Perim. = 228'
Height = 8'

Per Public Record

Commercial For Sale

Downtown Downers Grove

4949 Forest Avenue, IL



PROPERTY SUMMARY

Leased Square Feet:	1st Floor: 2,100 SF
	2nd Floor: 2,100 SF (M-M Lease)
	3rd Floor: 1,300 SF
Total Building Square Feet:	6,879 SF - Per Public Record
Number of Units:	3 Plus Available Full Unfinished Walk Out Lower Level
Total Parcel Land Size:	.21 Acre Site ~ 9,050 SF
Year Built:	1928
County:	DuPage
Fire Alarm Monitored:	Yes - New 2016
Sprinklered Building:	None
	Water Lines to each unit on own backflow valve
Elevator Access:	None
On Site Exterior Parking:	10 Parking Spaces
Zoning:	Downtown Business

Roof:	New 2021
Parking Lot:	New 2017
Fire Alarm:	New 2016
Furnaces:	2015, '17, '24

Current Annual Rents:

\$99,132.00

Fully Occupied

Annual Expenses 2024

Insurance: \$5,048.00

Maintenance: \$953.00

Utilities: \$4458.00

Scav/Jan/Snow: \$1291.00

Real Estate Taxes 2024:
\$15,678 *Pd in 2025*

2025 Village Inspections

Fire Alarm Systems - Passed

Fires Safety - Passed

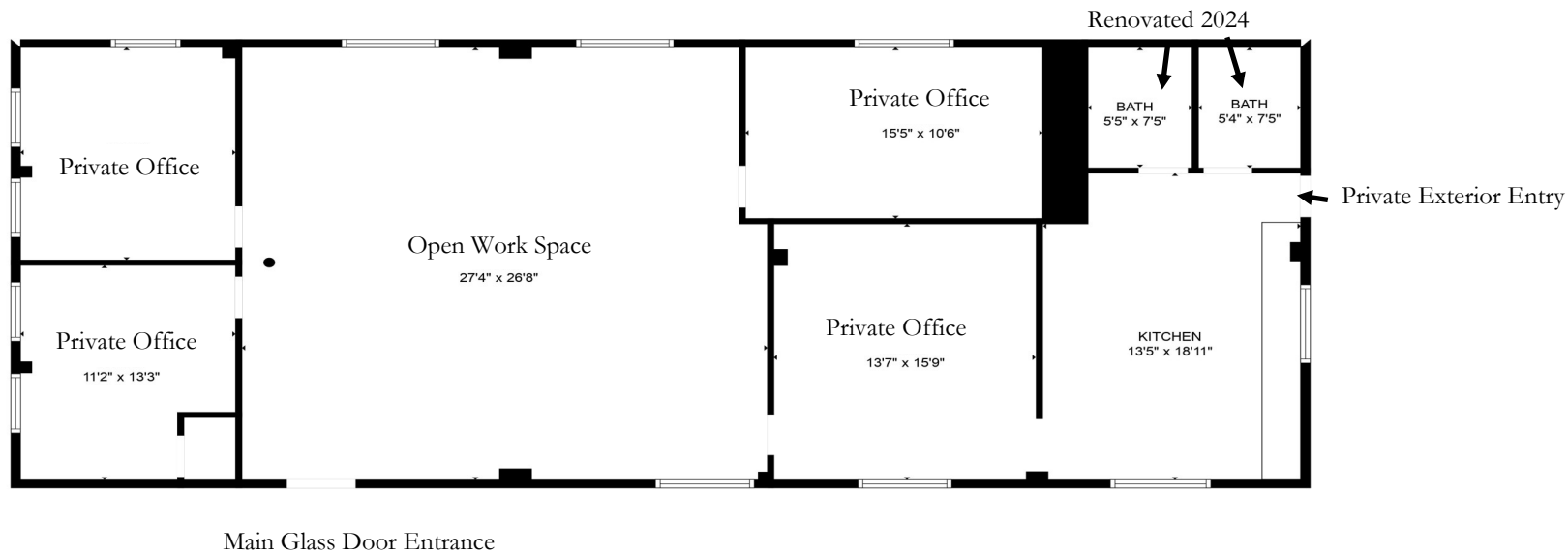
Backflow Valves - Passed

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Layout Plans



Suite 100

2,100 SF

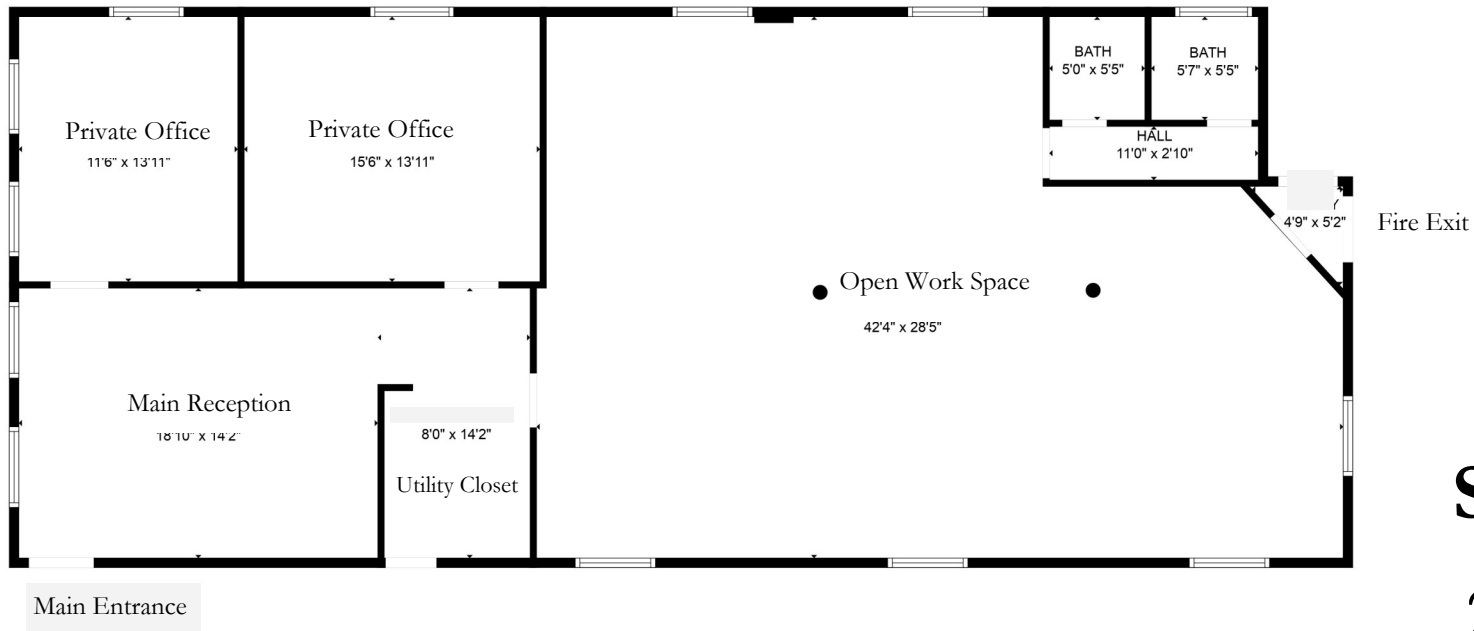
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Layout Plans



Suite 200
2,100 SF

Available for Lease

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

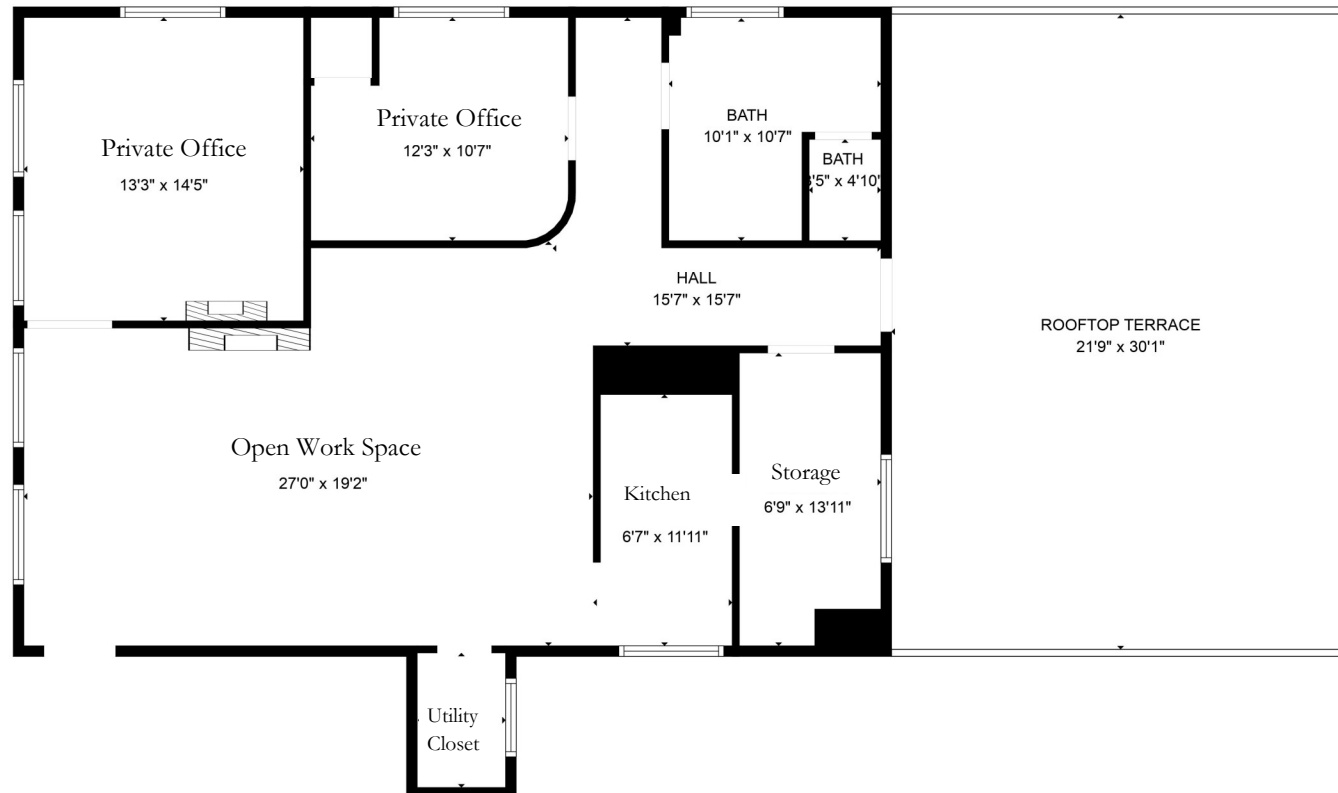
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Layout Plans



Suite 300

1,300 SF

**With Bonus
Outdoor Patio**

**Fully Upgraded
2020**

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

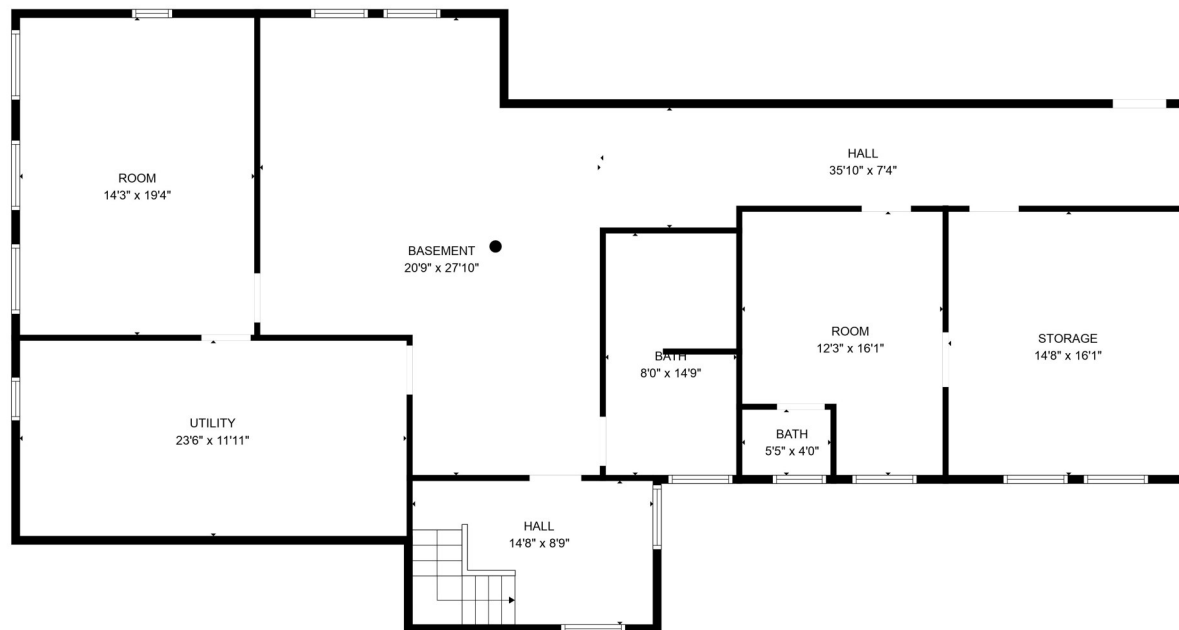
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Layout Plans



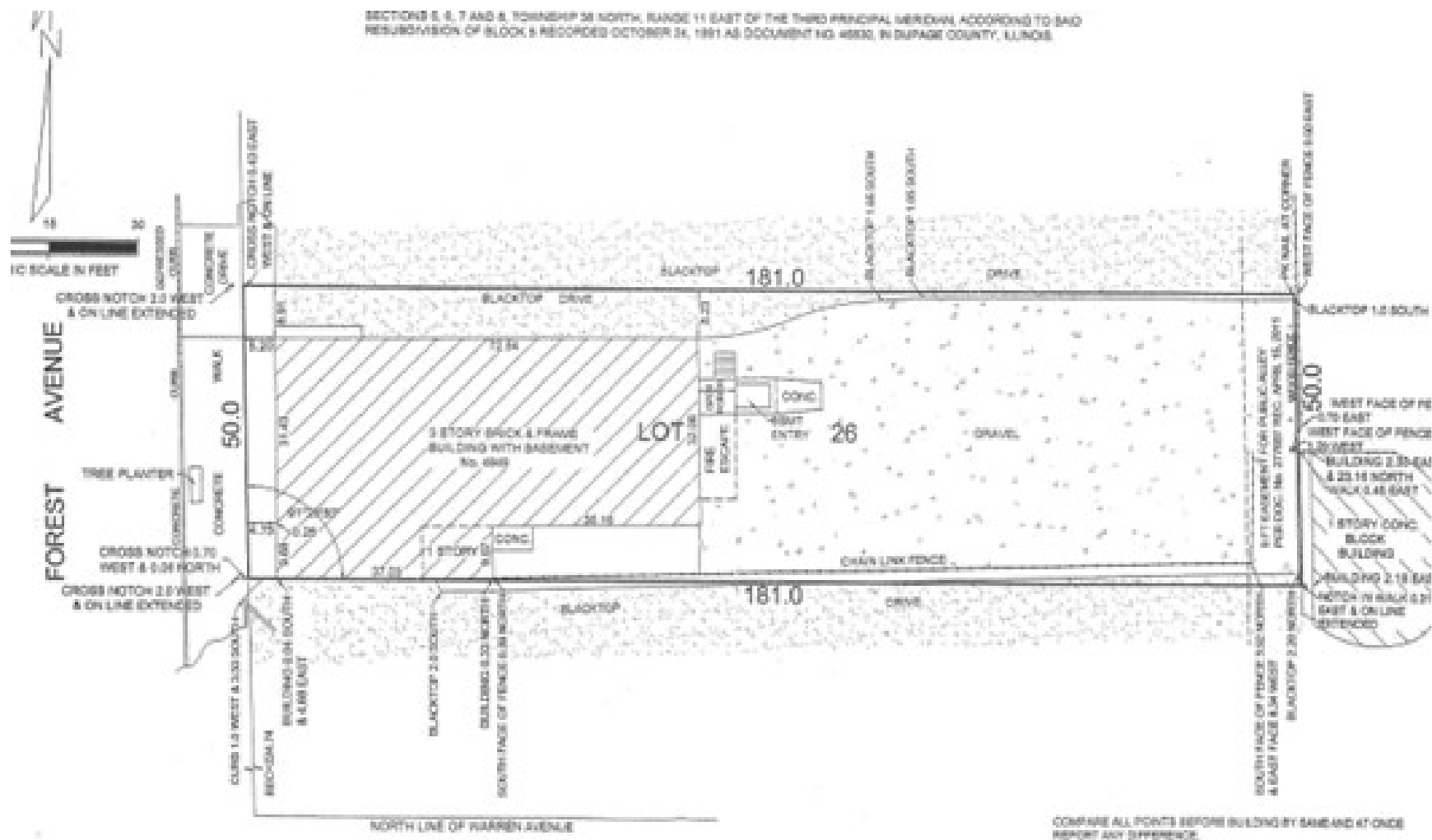
Lower Level *Partially Finished*

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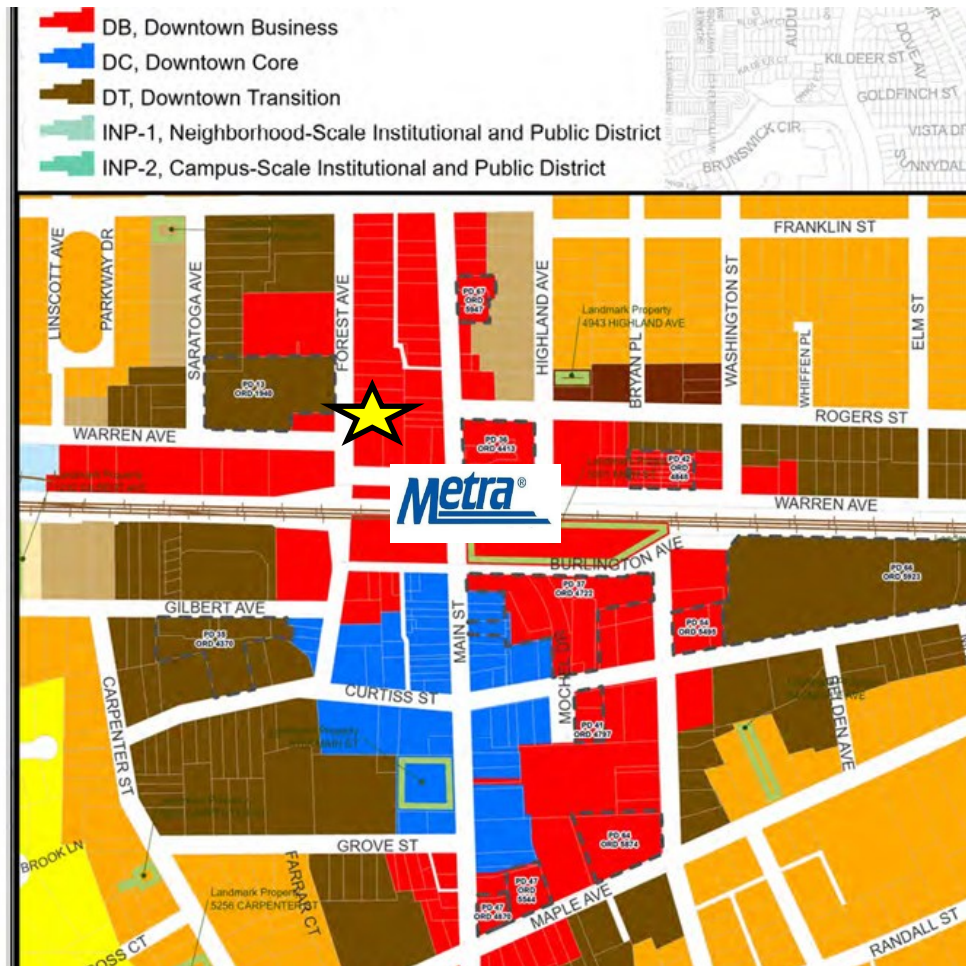
Survey



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Zoning



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