

## *Investment Building For Sale*

*Redeveloped in 2015*



**1st Floor Retail: Leased by Spenga Fitness**

**2nd Floor Office: Leased by Oakley Home Builders**

**Full Lower Level: Storage With Overhead Door**

- ◆ Building constructed with oversized mechanical, plumbing and electric including grease trap for future restaurant use.
- ◆ Elevator Access to all 3 levels, sprinklered & fire monitored
- ◆ Floor to ceiling glass private offices & corner conference room leading to an extended outdoor balcony overlooking downtown Downers Grove.
- ◆ Corner property with 15+ on site parking space.
- ◆ One block to municipal parking garage, Metra Train Station, Starbucks, restaurants & shops, in heart of the downtown business district.
- ◆ Surrounded by over 350 new residential units.





**Gross Income:** \$231,124.00 *(Includes Net Reimbursements)*

**Total Expenses:** \$ 44,420.00 *(Includes \$28,094 Taxes)*

**NOI:** \$187,524.00 **Asking Price:** \$2,950,000

**Constructed:** Redeveloped in 2015

**Sprinklered & Fire Monitored:** Yes

**Elevator Access:** Yes - All 3 Levels

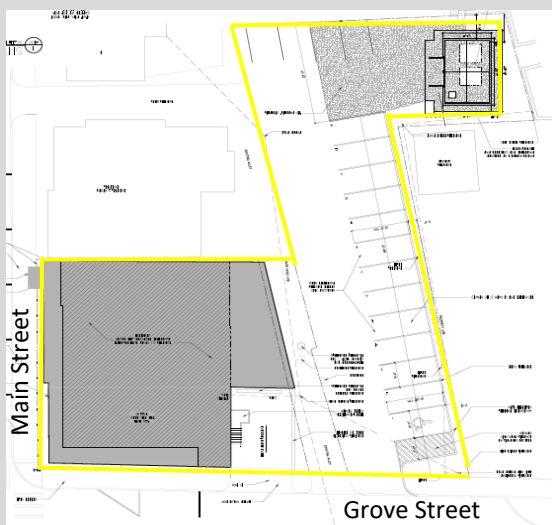
**On Site Parking:** 15 + On Site Parking Spaces

**Overhead Doors:** 12' Overhead Door Into Garage Area and Lower Level Storage w High Ceilings

**1st & 2nd Floor:** Approximately 7,503 SF

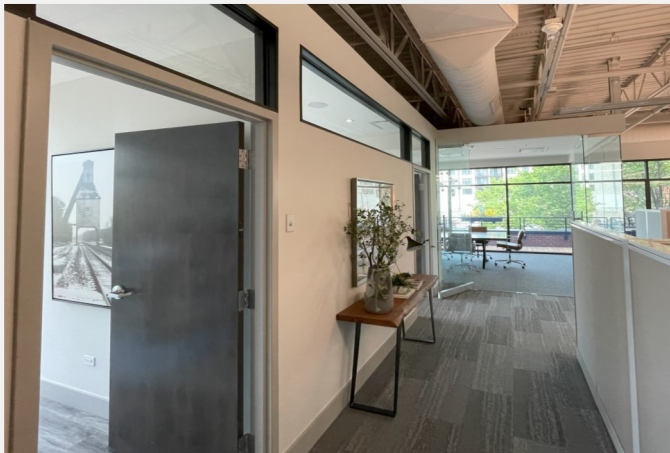
**Lower Level:** Approximately 3,900 SF

**Drive In Garage:** Approximately 600 SF





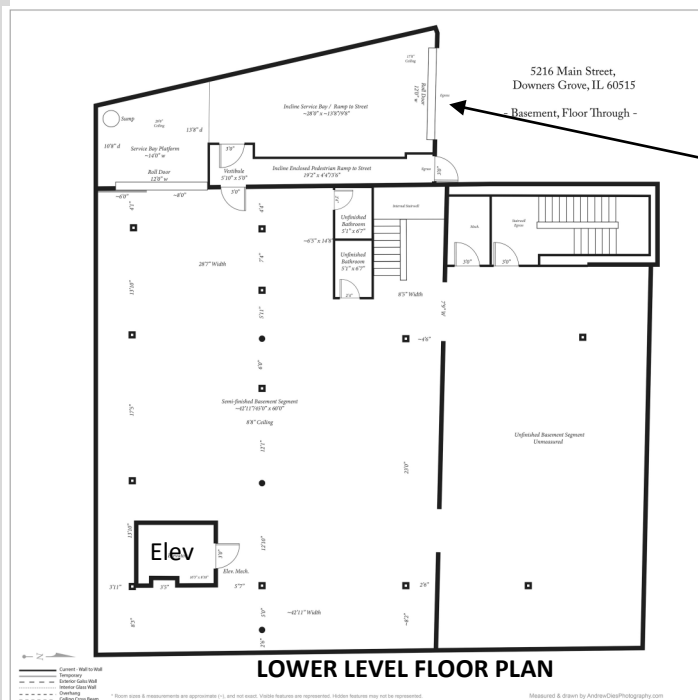
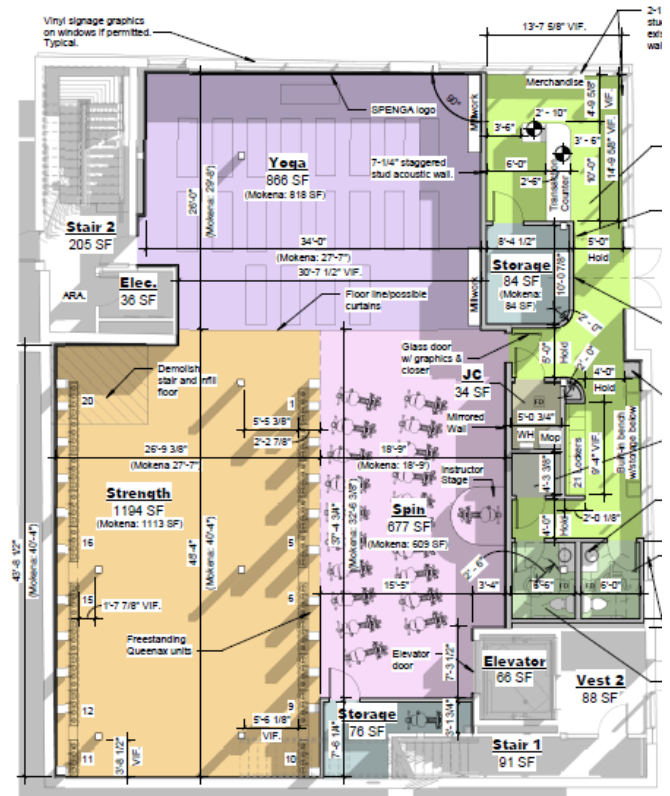
## Downtown Downers Grove





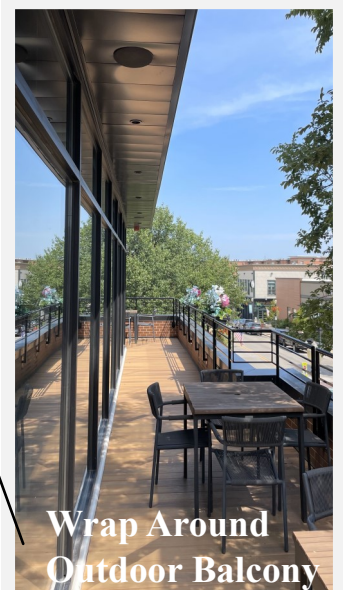
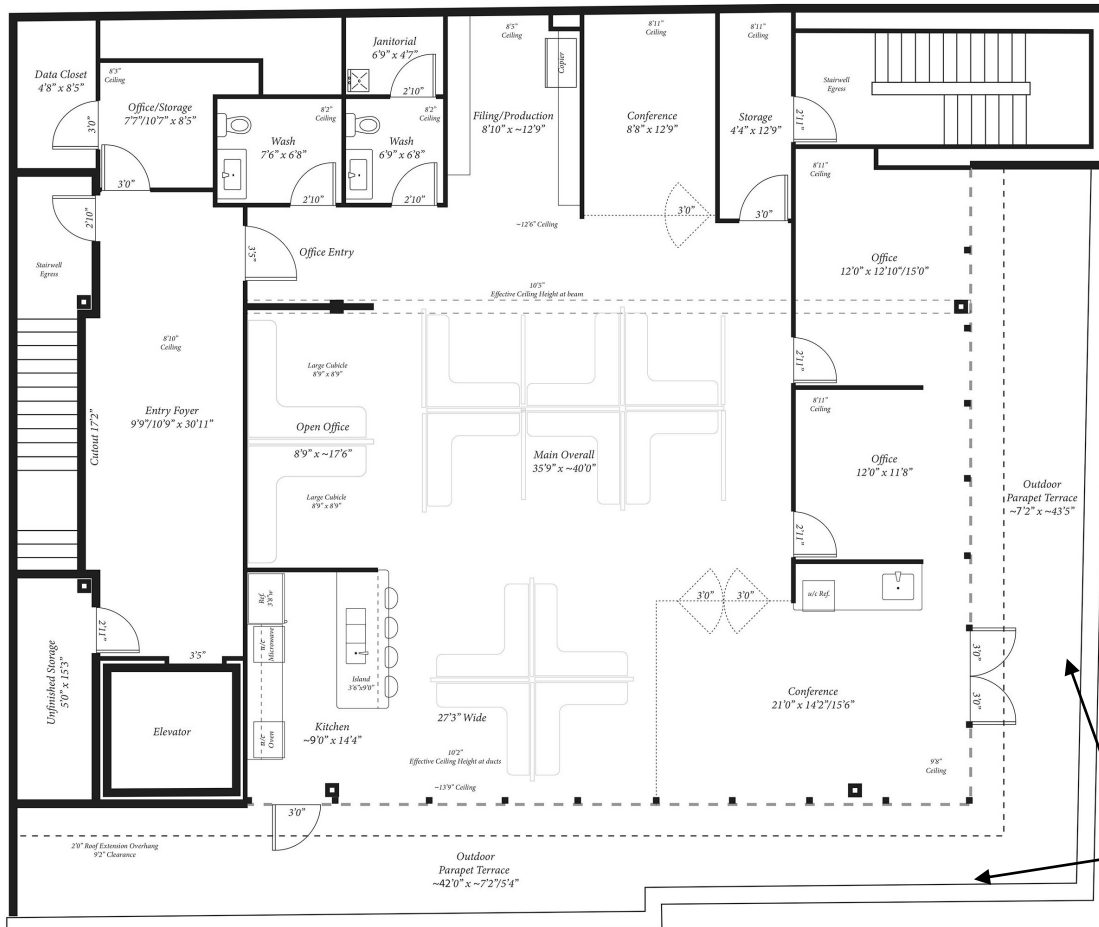


**FIRST FLOOR PLAN**



Overhead Garage Door  
Into Loading Area





**Wrap Around  
Outdoor Balcony**

**SECOND FLOOR PLAN**



**Reception Entrance**



**Corner Conference Suite**