

30W155 CALUMET AVE. W

# 4.54 ACRES OF LAND FOR SALE-ZONED M1

Warrenville, IL 60555



**SIZE:**

4.54 Acres

**ADDRESS:**

30W155 Calumet Avenue West Warrenville, IL 60555

**ZONING:**

M1

**SUMMARY:**

4.54 Acres Zoned M1. Lot dimensions are 300' x 660' with 300' of frontage on Youghal Rd. and Calumet Ave.

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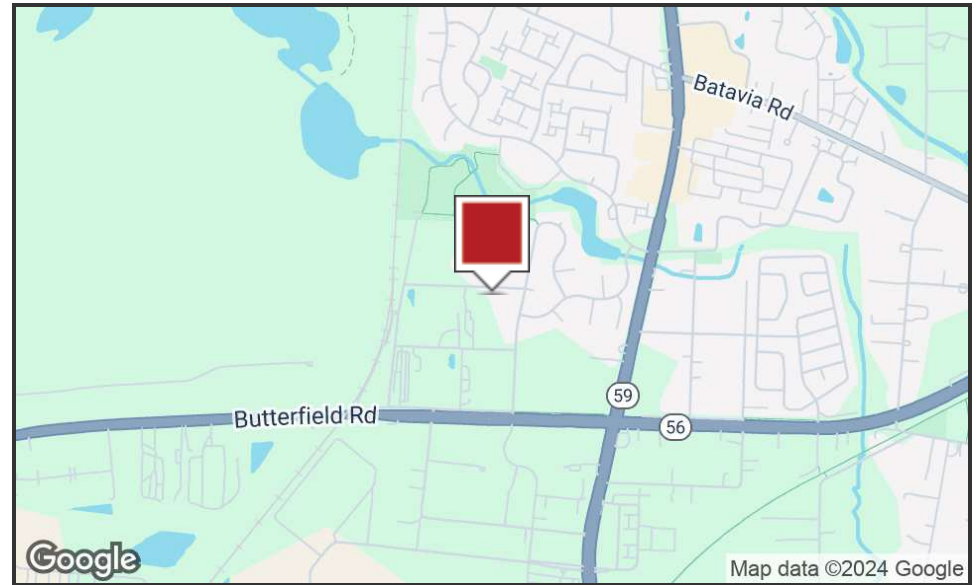
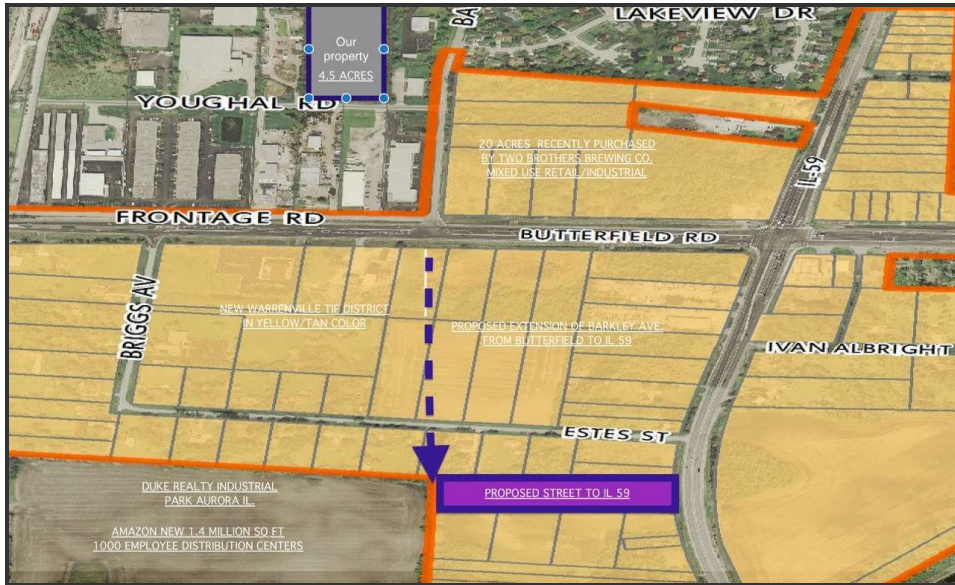
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**BRIAN MORKEN**

630.817.7815  
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# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$1,778,040
Lot Dimensions:	300' x 660'
Lot Size:	4.54 Acres
Price / Acre:	\$391,639
Zoning:	M1

## PROPERTY HIGHLIGHTS

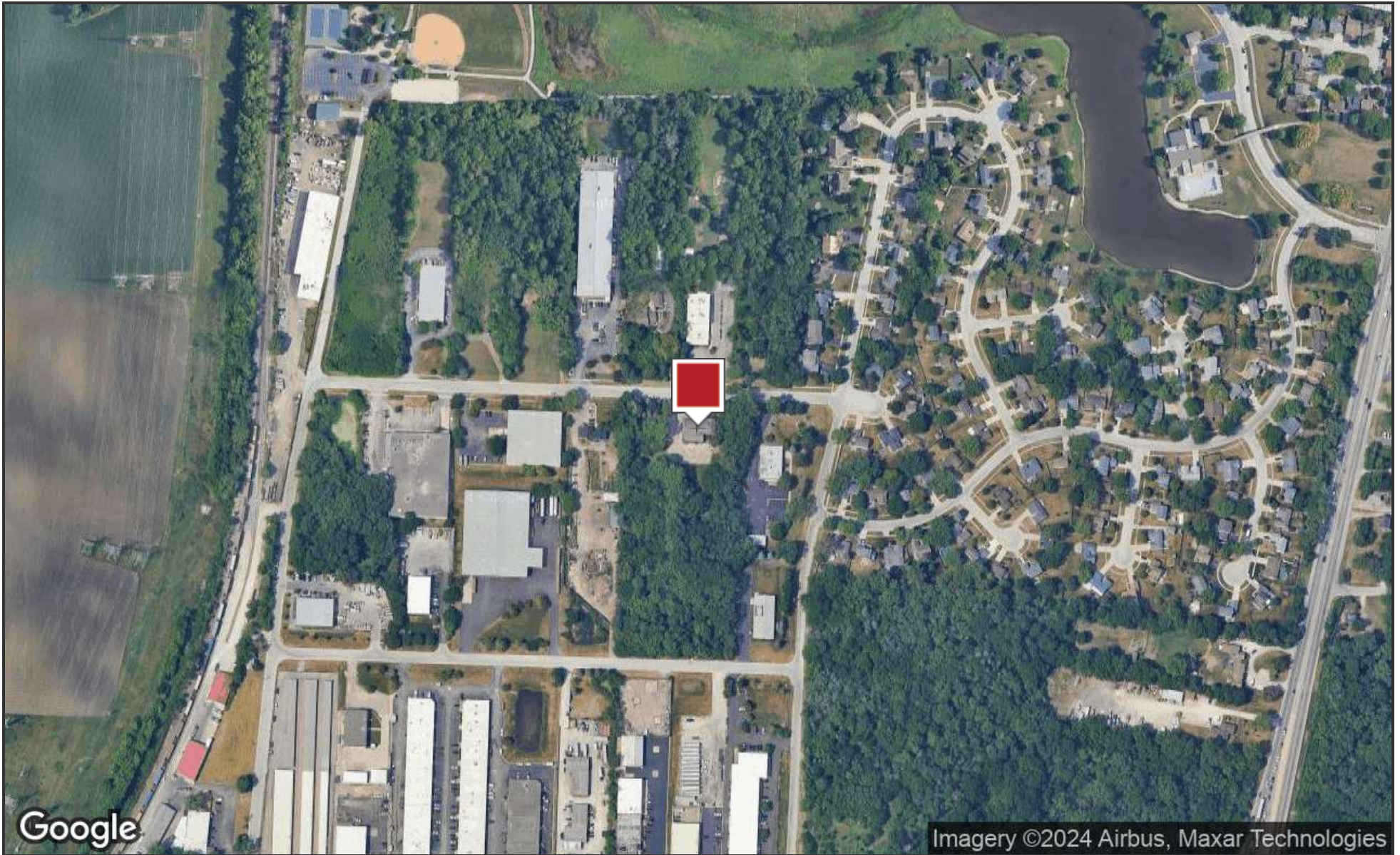
- \*Two Street Access with Improvements on Both Streets
- \*Improved Land
- \*Paved Streets
- \*Concrete Curbs
- \*City Water
- \*City Sanitary and Storm Sewers
- \*Fire Hydrants
- \*Industrial/Office land zoned M1 = Light Manufacturing/Office
- \*NO OUTSIDE SEMI TRUCKS OR TRUCK TRAILER PARKING OR STORAGE UNLESS CITY OF WARRENVILLE APPROVES WITH SPECIAL USE PERMIT.
- \*Property legal record description consist of two side by side lots 150ft x 660ft each. Total 300ft x 660ft. 198,000 sq. ft.
- \*Seller is open to property rental or land lease options.

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# Location Map



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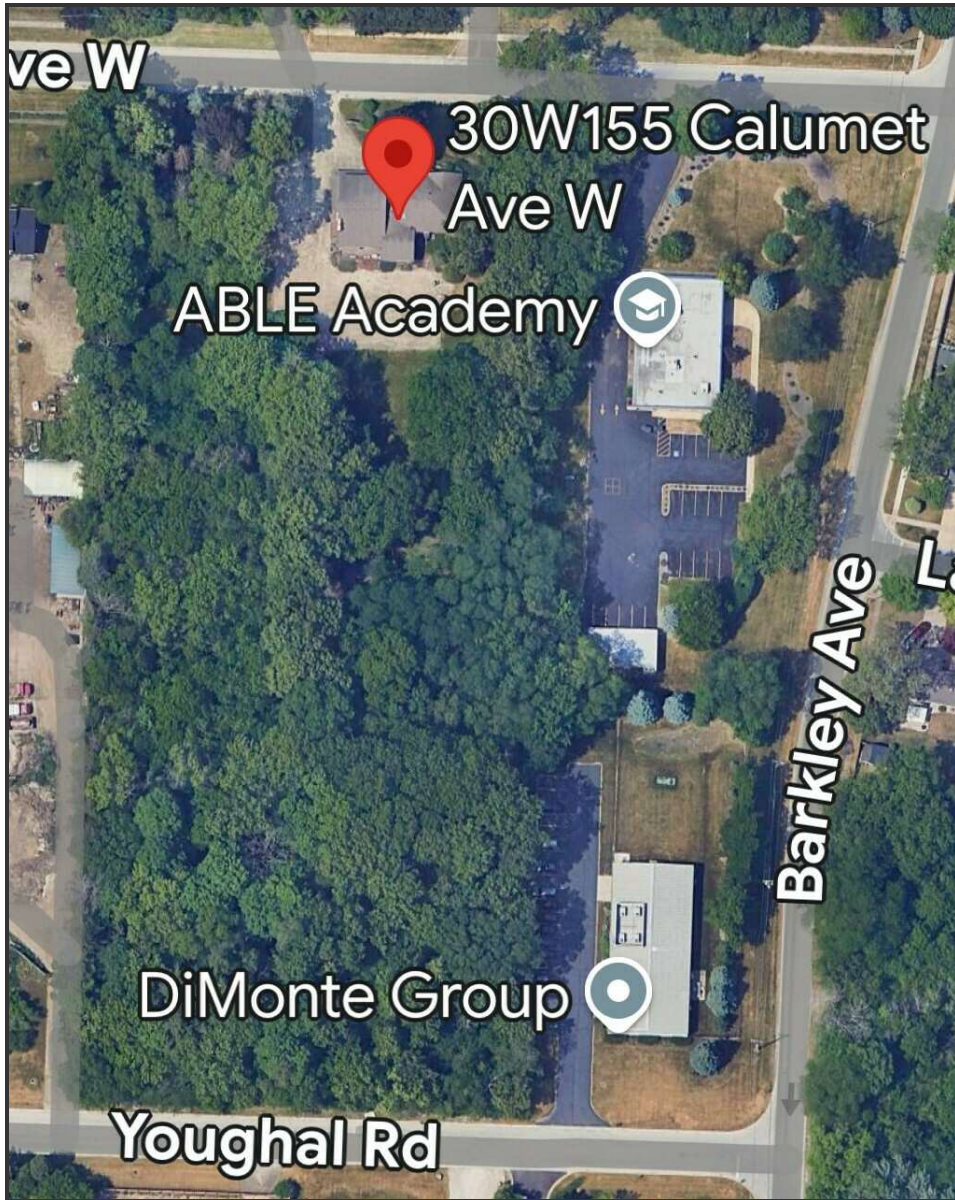
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# Additional Photos



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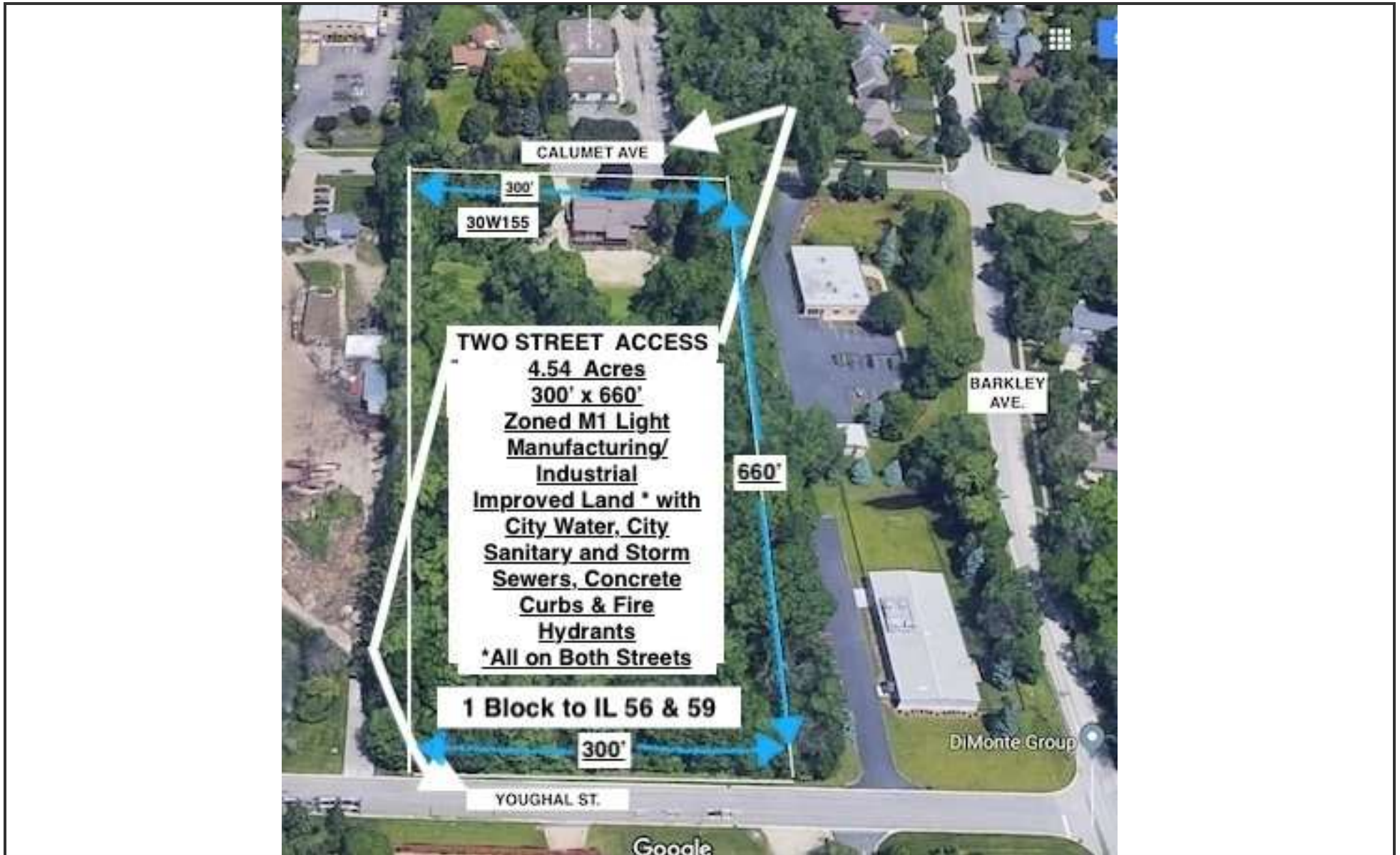


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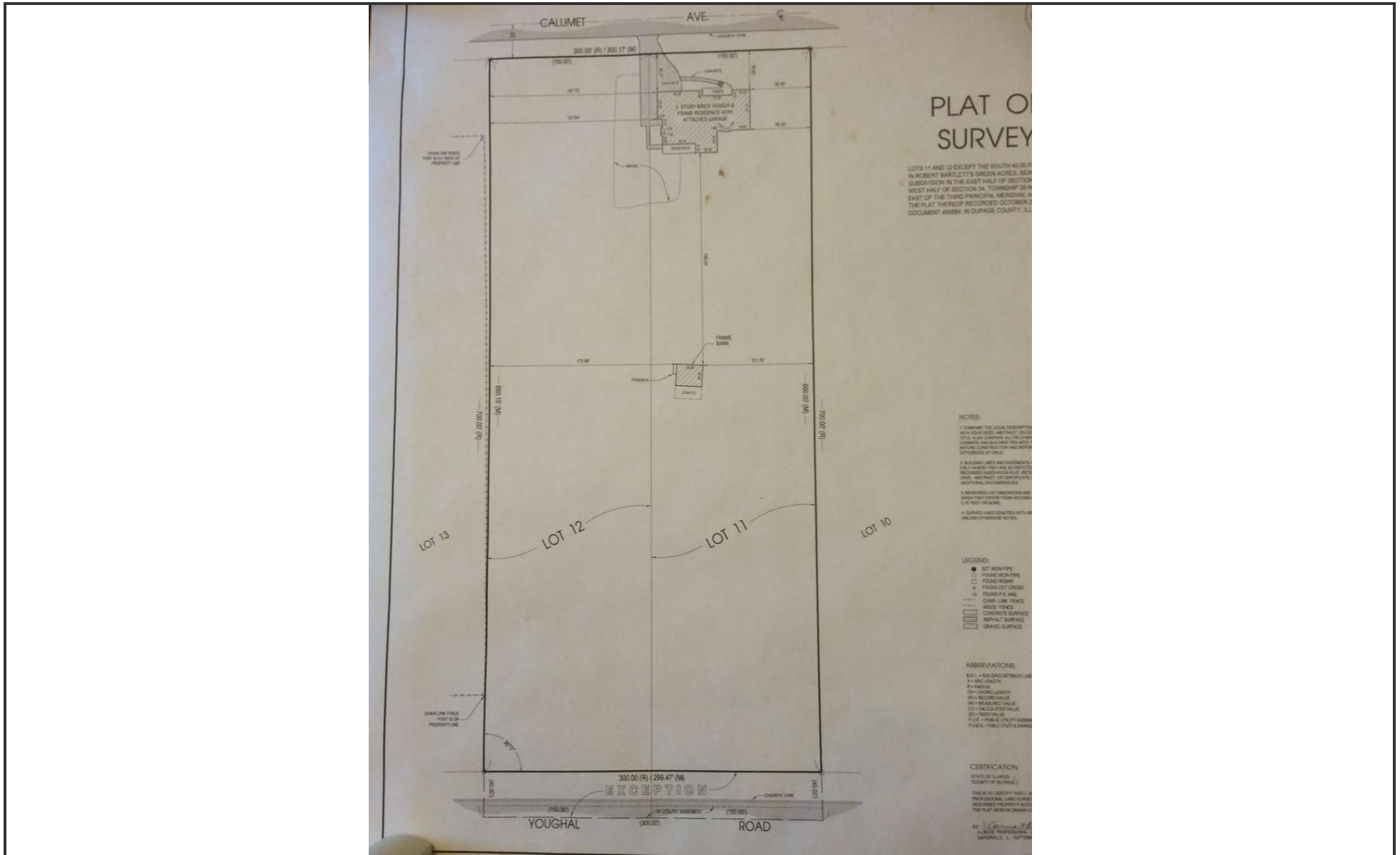


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# Survey



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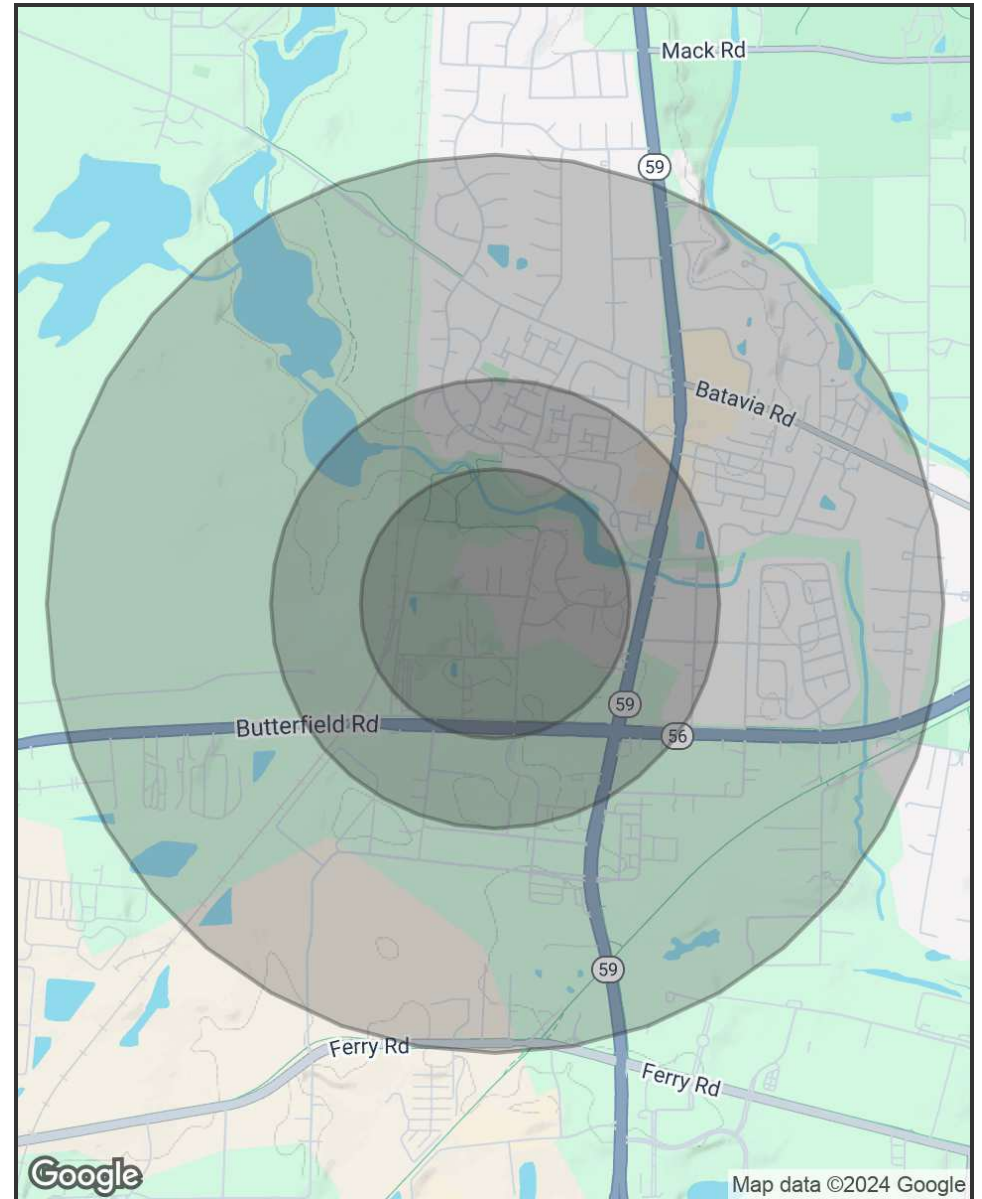
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# Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>Total Population</b>	221	1,318	7,404
<b>Average Age</b>	36	36	38
<b>Average Age (Male)</b>	34	35	37
<b>Average Age (Female)</b>	37	37	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	73	450	2,738
<b># of Persons per HH</b>	3	2.9	2.7
<b>Average HH Income</b>	\$99,893	\$103,214	\$106,866
<b>Average House Value</b>	\$254,053	\$256,474	\$292,383

Demographics data derived from AlphaMap



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