

# FOR SALE

**JOLIET OFFICE BUILDING**  
251 North Center Street Joliet, IL 60435



## PROPERTY DESCRIPTION

Introducing 251 North Center Street, a prime opportunity for office building users or investors. This property boasts 16,303 SF of office building, providing ample space for customization. Includes two lots across Center St for additional parking. Built in 1932, it exudes timeless charm. Zoned B-1, Neighborhood Business in the City of Joliet. Building consists of 21 private offices, 3 large flex spaces, a commercial kitchen and a fully finished basement with elevator. Ideally located in the Joliet area, this property presents a rare chance to invest in a versatile and well-positioned office space. Don't miss out on the potential of this remarkable asset.

## PROPERTY HIGHLIGHTS

- 16,303 SF office building
- Built in 1932, offering historic charm
- Zoned B-1, Neighborhood Business
- Prime location in the Joliet area
- Ideal for office or office building investment

## OFFERING SUMMARY

Sale Price:	\$1,304,240
Number of Units:	1
Lot Size:	1.35 Acres
Building Size:	16,303 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	892	2,671	7,276
Total Population	2,161	6,903	20,326
Average HH Income	\$61,078	\$62,539	\$69,349

**Nick Ferro**  
815 405 3679

**Keith Conroy**  
815 347 2756

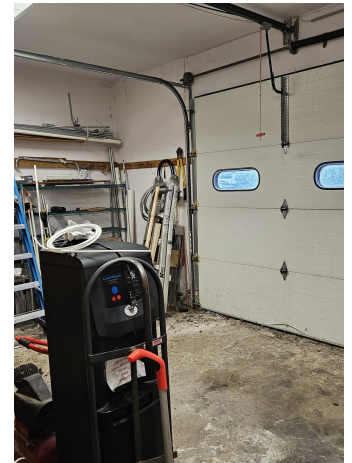
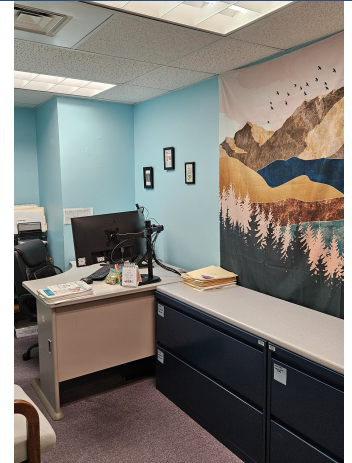


**COLDWELL BANKER  
COMMERCIAL**  
REAL ESTATE GROUP



# PHOTOS

**JOLIET OFFICE BUILDING**  
251 North Center Street Joliet, IL 60435



**Nick Ferro**  
815 405 3679

**Keith Conroy**  
815 347 2756

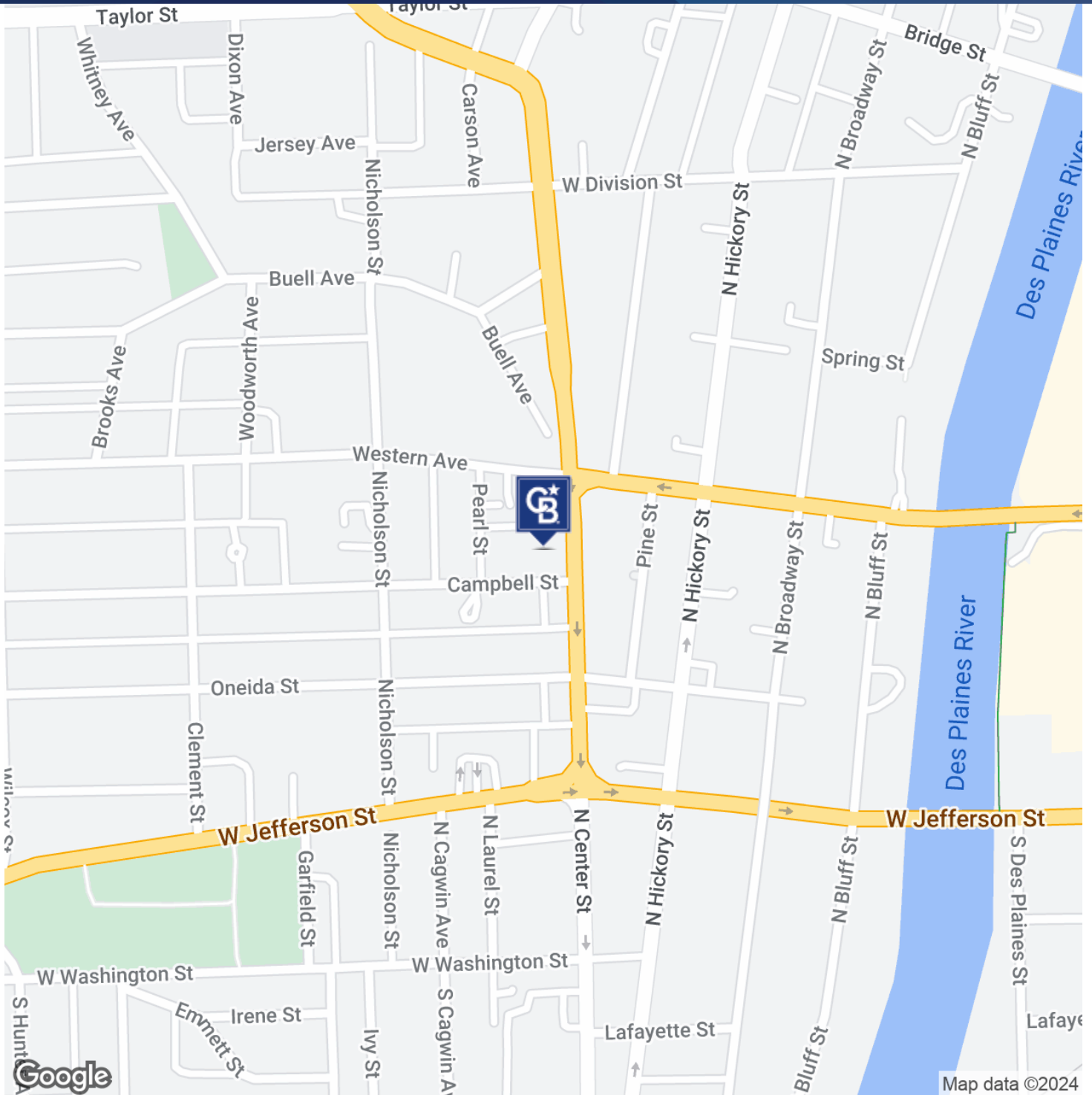


**COLDWELL BANKER  
COMMERCIAL**  
REAL ESTATE GROUP

# LOCATION

## JOLIET OFFICE BUILDING

251 North Center Street Joliet, IL 60435



**Nick Ferro**  
815 405 3679

**Keith Conroy**  
815 347 2756



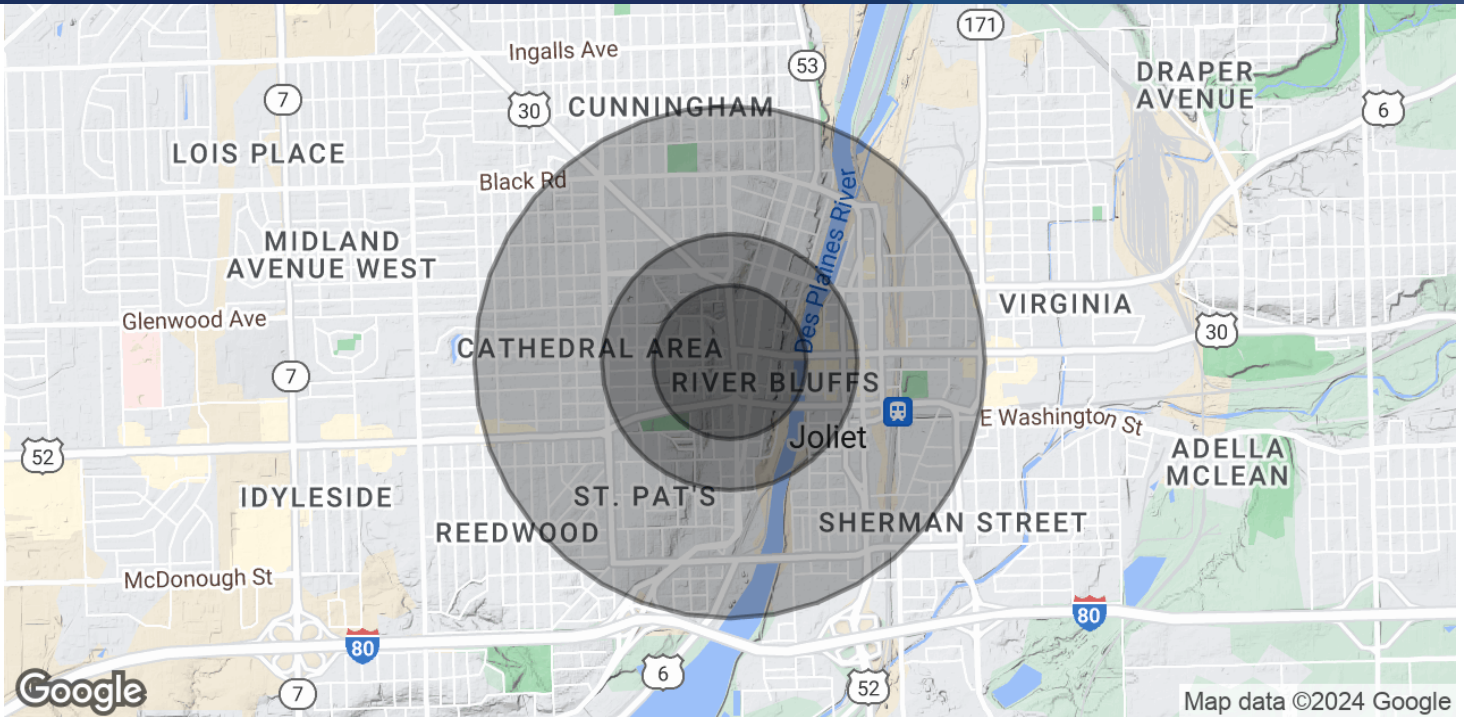
**COLDWELL BANKER  
COMMERCIAL**  
REAL ESTATE GROUP



# DEMOGRAPHICS

## JOLIET OFFICE BUILDING

251 North Center Street Joliet, IL 60435



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,161	6,903	20,326
Average Age	36	35	36
Average Age (Male)	35	34	35
Average Age (Female)	36	36	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	892	2,671	7,276
# of Persons per HH	2.4	2.6	2.8
Average HH Income	\$61,078	\$62,539	\$69,349
Average House Value	\$246,264	\$231,786	\$198,769

Demographics data derived from AlphaMap

**Nick Ferro**      **Keith Conroy**  
815 405 3679      815 347 2756



**COLDWELL BANKER  
COMMERCIAL**  
REAL ESTATE GROUP