



FOR SALE

27 Main St.
Oswego, IL 60543

\$2,199,000

PRICED TO SELL!

Situated on a highly visible corner in the heart of Downtown Oswego, this prime commercial property offers excellent exposure and accessibility. A single tenant operates a local favorite coffee shop, leaving 12,900 SF of prime retail space available for your business vision. This presents a great opportunity to establish your business in a vibrant and growing area. The property also boasts one of the largest private parking areas in downtown, ensuring convenience for both tenants and customers.

Don't miss the chance to be a part of the thriving Downtown Oswego community!

JASON PESOLA

Cell: 630-486-7321
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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564

27 Main St. Oswego, IL

INVESTMENT HIGHLIGHTS

- Hard Corner Location
- Exceptional Investment
- High Visibility
- Ample Parking
- Immediate Availability
- High Foot Traffic

In Close Proximity

NOTABLE RETAILERS

- Large Tenants within a 7 mile radius: Target, Kohls, Best Buy, DSG, Ulta, Meijer, Hobby Lobby, Walmart, & Many More!
- Local Coffee & Wine
- Nightlife & Restaurants
- Boutiques & Antiques
- Flower Shop

NEAR THE
FOX RIVER

IN THE HEART OF
DOWNTOWN OSWEGO

PRIME
CORNER

Adjacent to numerous thriving businesses, the property benefits from high foot traffic and a bustling downtown atmosphere, further enhanced by the many festivals and events held in the area. Both the property and buildings are in excellent shape and require minimal maintenance. This makes it an ideal investment, offering a perfect blend of location, stability, and potential for growth.

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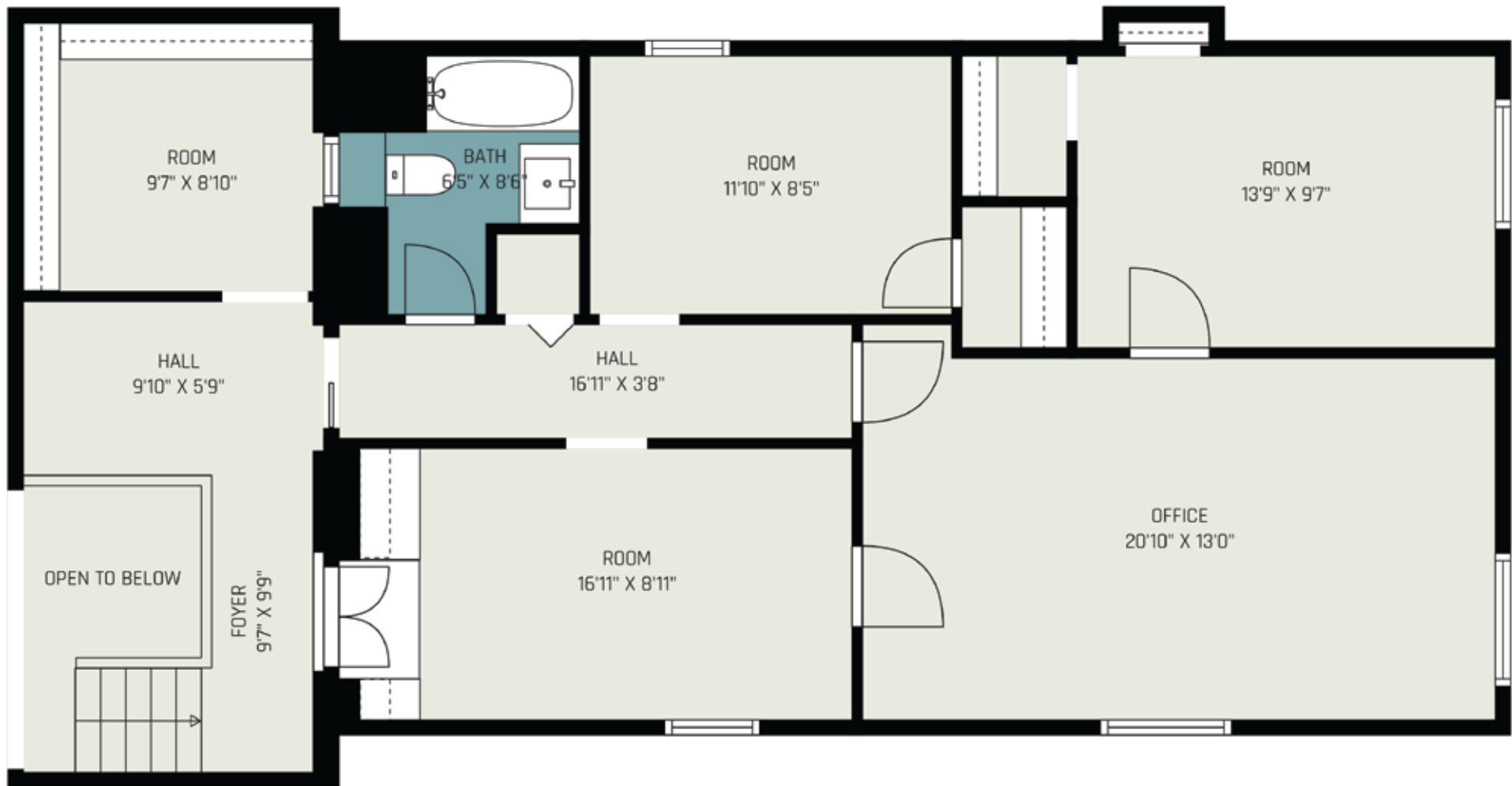


TOTAL: 1474 sq. ft
FLOOR 1: 1474 sq. ft
EXCLUDED AREAS: STORAGE: 32 sq. ft

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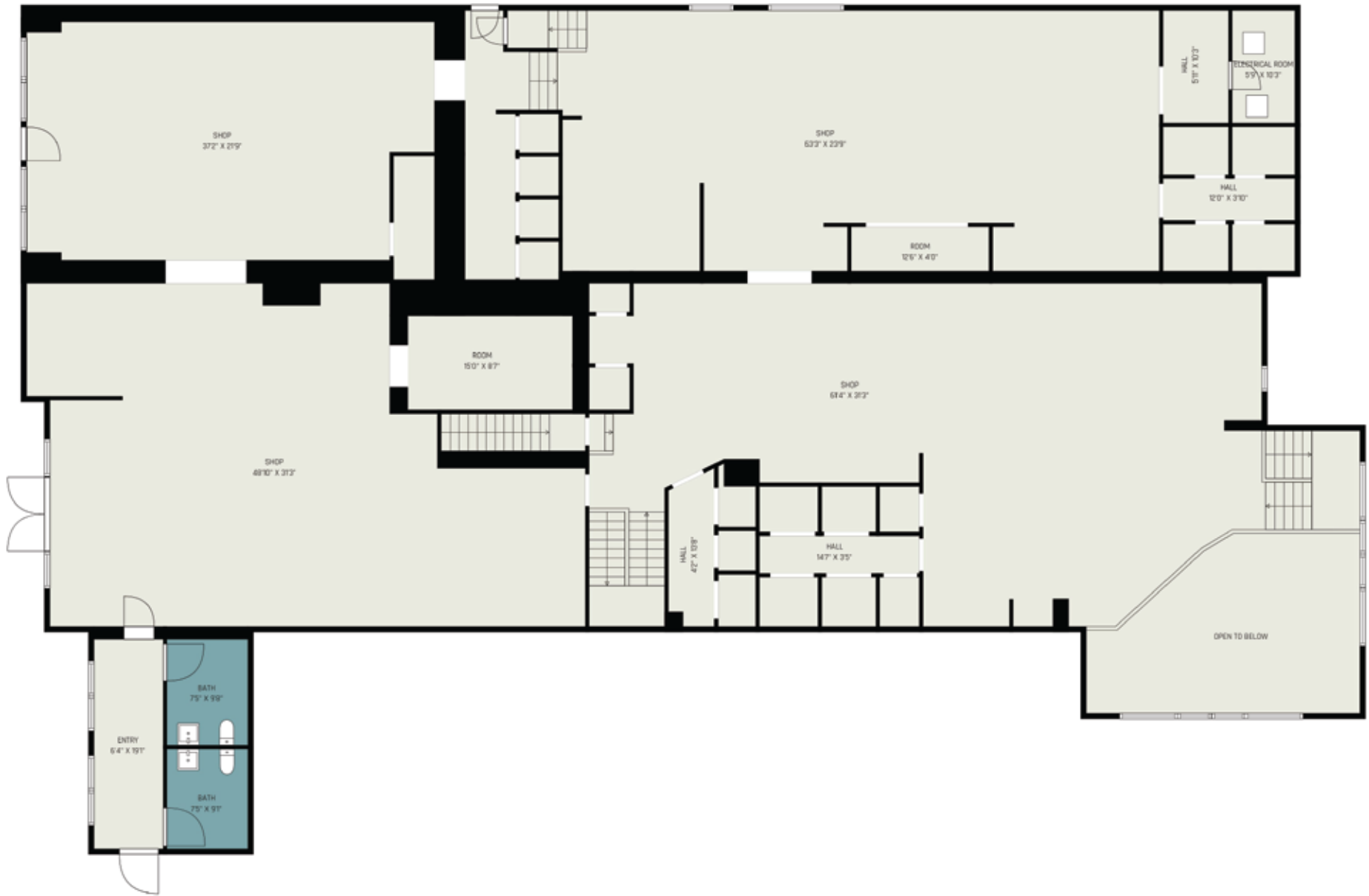
TOTAL: 1057 sq. ft
FLOOR 1: 1057 sq. ft
EXCLUDED AREAS: OPEN TO BELOW: 33 sq. ft

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TOTAL: 6550 sq. ft
FLOOR 1: 6550 sq. ft
EXCLUDED AREAS: ELECTRICAL ROOM: 59 sq. ft, OPEN TO BELOW: 341 sq. ft

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TOTAL: 5296 sq. ft
FLOOR 1: 5296 sq. ft
EXCLUDED AREAS: STORAGE: 792 sq. ft, ROOM: 347 sq. ft

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OSWEGO ILLINOIS DEMOGRAPHICS

27 Main St. Oswego, IL

<https://www.census.gov/quickfacts/fact/table/oswegovillageillinois/PST045222>

2022 EST. POPULATION

35,850

MEDIAN PROPERTY VALUE

\$239,800

2018-2022 HOUSEHOLDS

12,203

TOTAL RETAIL SALES

\$14,904

PER CAPITA

MEDIAN HOUSEHOLD INCOME

\$112,109

2018 - 2022



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FINANCIAL SUMMARY

Price: **\$2,199,000**

Lot Size: .61 Acres +/-

Parcel #: 03-17-331-003,
03-17-331-004,
03-17-331-005

2023 TAXES:

03-17-331-003: \$11,528.92 (.16 Acres)

03-17-331-004: \$8,341.12 (.20 Acres)

03-17-331-005: \$7,548.94 (.25 Acres)



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MDCS: Licensed
Commercial Kitchen Solu...
Commercial
Kitchen Solutions

CodeForce
Fun and Immersive
STEM Camps

Mobil
Better diesel
fuel economy.†

Flip Bitcoin ATM
Bitcoin ATMs
Near You

Ace Hardware
Quality Paint Brands

AVAILABLE
IMMEDIATELY

14,377+/- SF
LEASED SPACE

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