

LAND PARCEL FOR SALE or BUILD-TO-SUIT

396 East St. Charles Road, Lombard, Illinois 60148

Permanent Parcel Numbers

06-05-322-006 & 009

Property Size

19,748 Square Feet / 94.0 Feet of St. Charles Road Frontage [see survey]

Zoning

B-2 General Neighborhood Shopping District under Village of Lombard jurisdiction

Real Estate Taxes

Parcel 006 – 2022 Real Estate Taxes = \$4,644.20

Parcel 009 – 2022 Real Estate Taxes = \$ 268.12

Combined 2022 Real Estate Taxes.....\$4,912.32

Flood Plain

Community Panel Number 1702120005B dated October 17, 1978. The subject property is in a Zone C Flood Hazard area. Zone C is identified as an area of minimal flooding.

Village of Lombard Program Inducements

Tax Increments Financing (TIF) District

Asking Price

\$160,000.00 / \$8.10 per square foot

Financing

Owner would consider installment [Contract for Deed] sale

Build-to-Suit

Owner would entertain build-to-suit for sale or lease

For specifics on building, zoning requirements and TIF District benefits, please log on to the Village of Lombard’s website at www.villageoflombard.org, click municipal code and make your selections. You can also contact the Lombard Community Development Department (Mr. William J. Heniff) at (630) 620-3599 in regards to any use, occupancy, building and zoning questions.

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