

# 122 - 124 Depot St

Gardner, IL 60424

RETAIL - STREET RETAIL FOR SALE



john  
greene  
COMMERCIAL

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



### OFFERING SUMMARY

Sale Price:	\$107,000
Lot Size:	0.16 Acres
Year Built:	1920
Building Size:	3,600± SF
Zoning:	B-1
County:	Grundy
2024 Taxes:	\$2,079

### PROPERTY OVERVIEW

Vacant retail storefront along the historic Route 66 in Gardner. Strong owner-user appeal, 46' frontage on Depot St., rear driveway access, on-site parking, and basement storage with shelving included. Great fit for a growing small business. Sold as-is.

### PROPERTY HIGHLIGHTS

- Located along historic Route 66
- Flexible layout
- Basement storage with shelving included
- 46' frontage on Depot St

#### Shawn LaBrasseur

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630.797.6496

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



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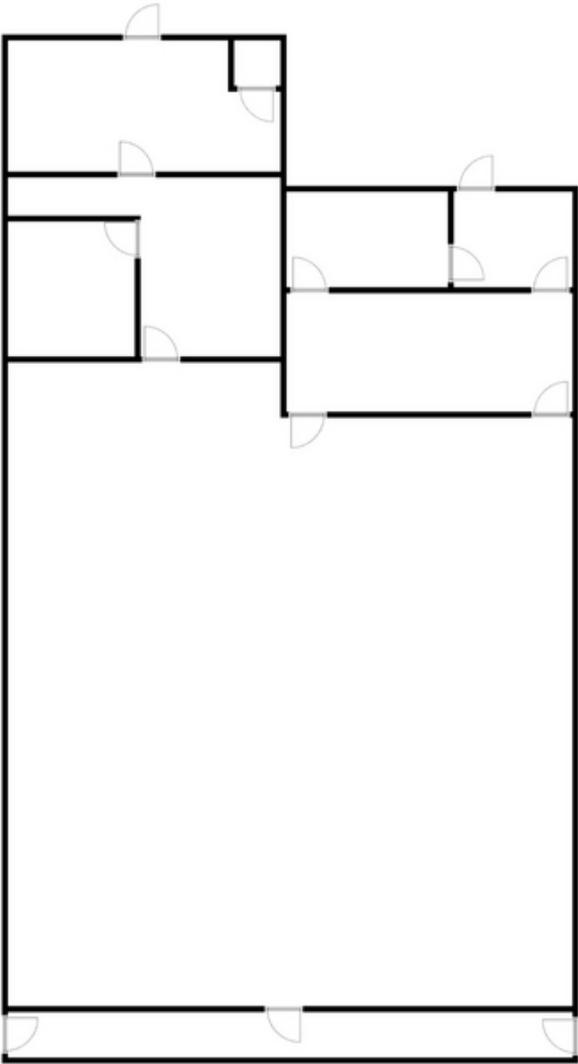
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Floor Plan

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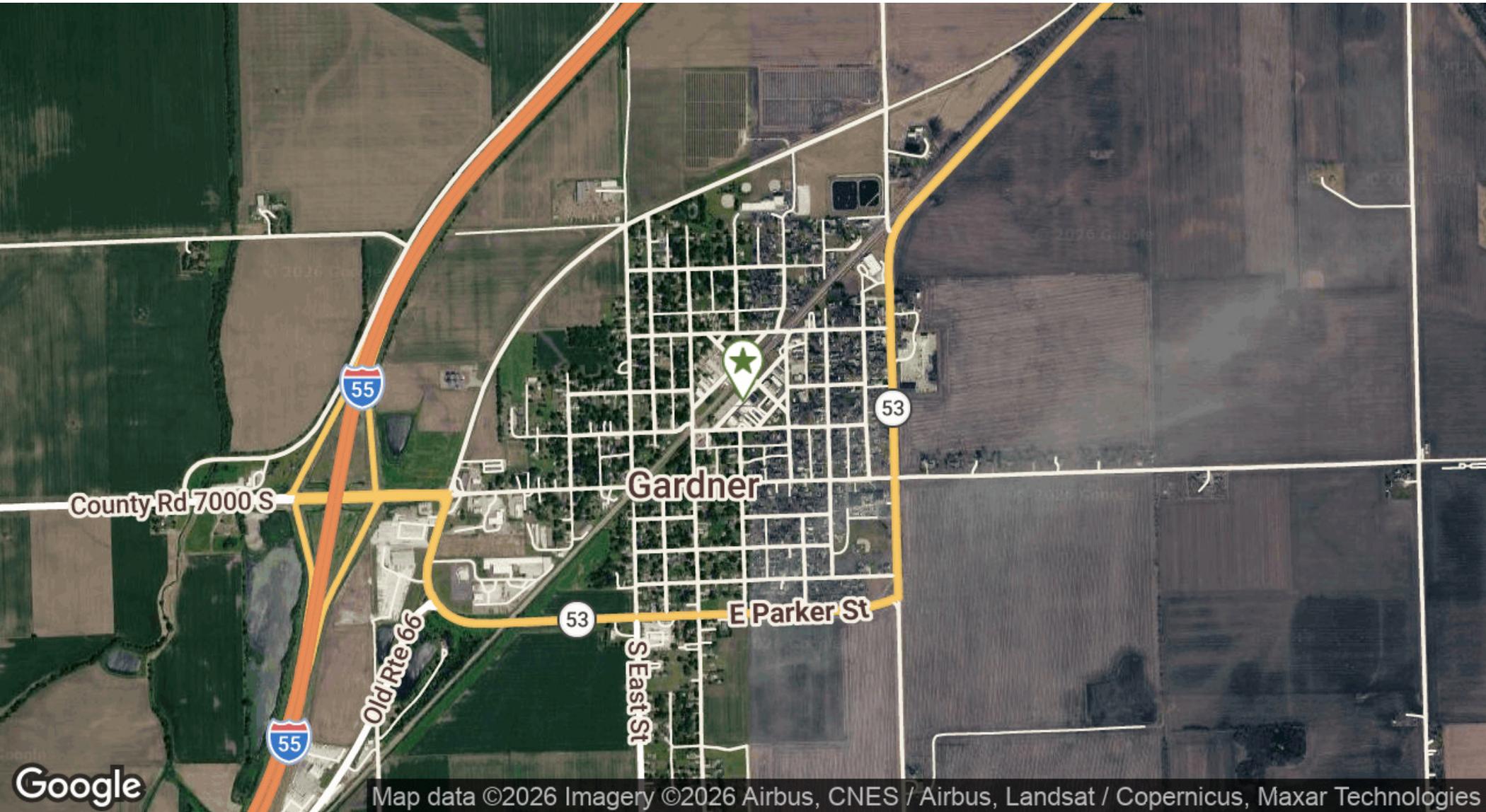
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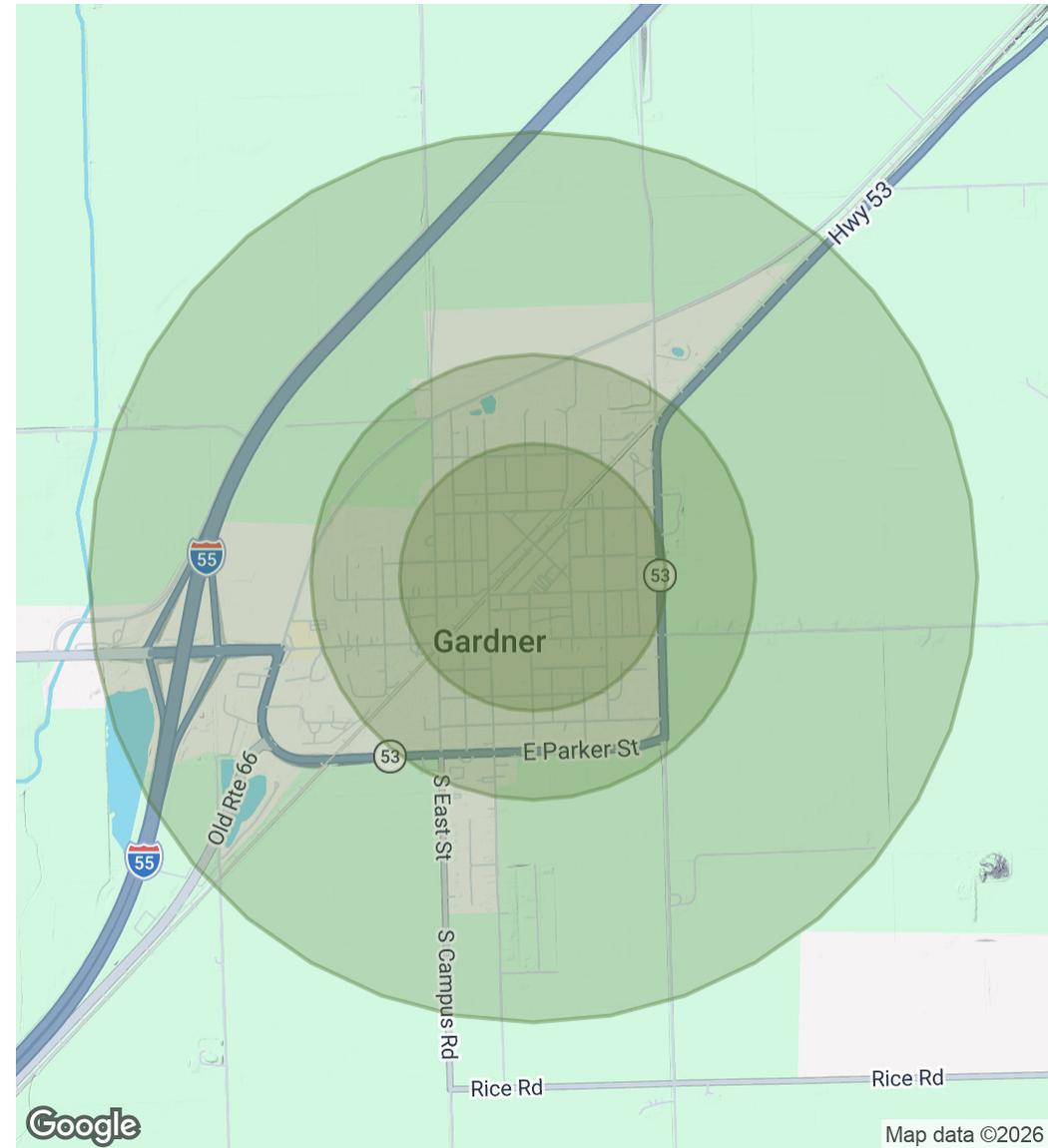
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	586	1,201	1,384
Average Age	43	43	42
Average Age (Male)	43	42	42
Average Age (Female)	43	43	43

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	255	518	599
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$104,663	\$104,436	\$104,347
Average House Value	\$175,651	\$180,902	\$192,425

*Demographics data derived from AlphaMap*



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