

For Sale

Approx. 2,500 sq. ft. Commercial Building 1513 W. Ogden Avenue - Downers Grove, IL

Sale Price: \$395,000



- Masonry construction
- B-3 Zoning General Services
- 2023 DuPage County real estate tax
PIN #09-06-404-005
\$6,438.28
- Lot size: 10,000 sq. ft. (50' x 200')
- Fully built out
- Central HVAC
- 9' ceiling height

DEMOGRAPHICS

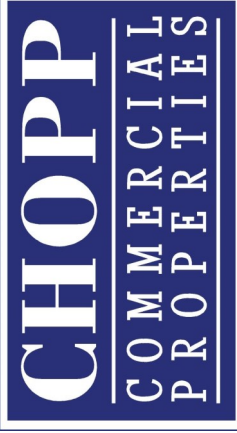
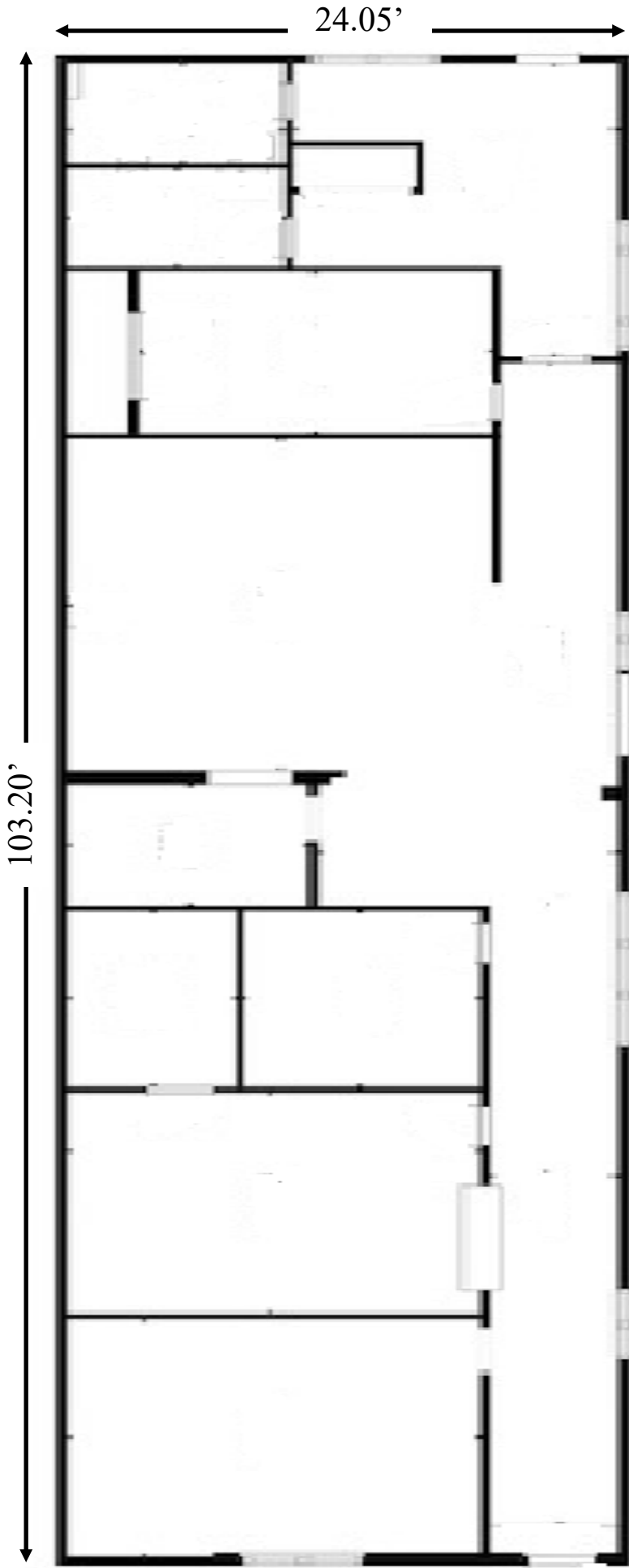
	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2023 Population	10,447	89,021	271,486
2023 Households	4,065	36,640	108,753
2023 Avg. HH Income	\$144,024	\$121,461	\$123,368
Vehicles Per Day:	35,229		



Exclusively Offered by:
Daniel Chopp
(708) 387-2640
dan@choppcommercial.com

All information herein is from sources deemed reliable but not guaranteed accurate.
Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.

Building Layout 1513 W. Ogden Avenue - Downers Grove, IL



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Additional Photos

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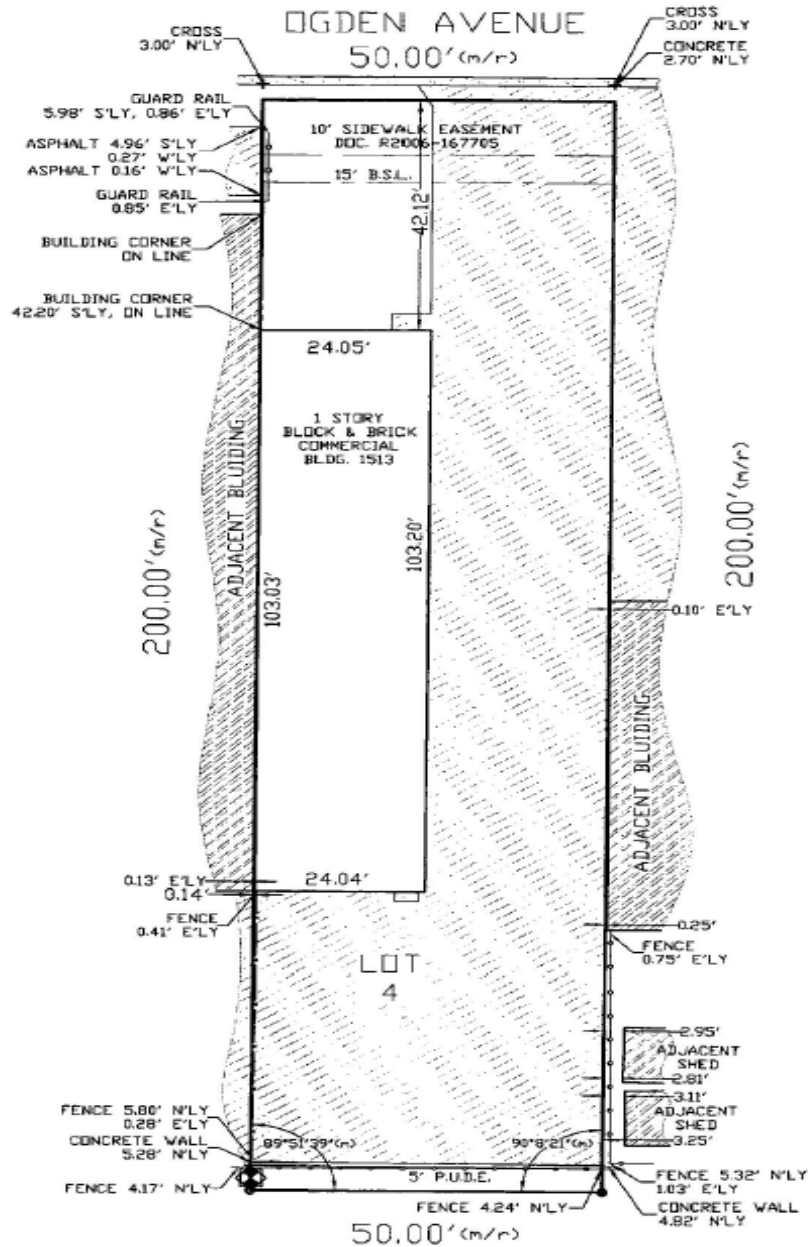
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Plat of Survey

1513 W. Ogden Avenue - Downers Grove, IL

PLAT OF SURVEY

LOT 4 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION OF LOT 2 OF THE PLAT OF DOWNERS ESTATES, IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO DOWNERS GROVE, RECORDED JUNE 26, 1924 AS DOCUMENT 179462 IN DUPAGE COUNTY, ILLINOIS.



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