

828 N CASS AVENUE WESTMONT, IL

FOR SALE: PREMIUM OFFICE CONDO



PROPERTY SPECIFICATIONS

TOTAL SIZE:	2,735 SF
FIRST FLOOR:	1,435 SF
BASEMENT:	1,300 SF
YEAR BUILT:	2009
PARKING:	16 Spaces
RE TAXES:	\$5,202.14
SALE PRICE:	Contact Broker

HIGHLIGHTS

- ✓ One-Tenant Income Opportunity
- ✓ Existing Lighted Signage
- ✓ 16 Private Parking Spaces
- ✓ Prime Access to Cass Avenue and Ogden Avenue
- ✓ Ideal Medical Corridor Location



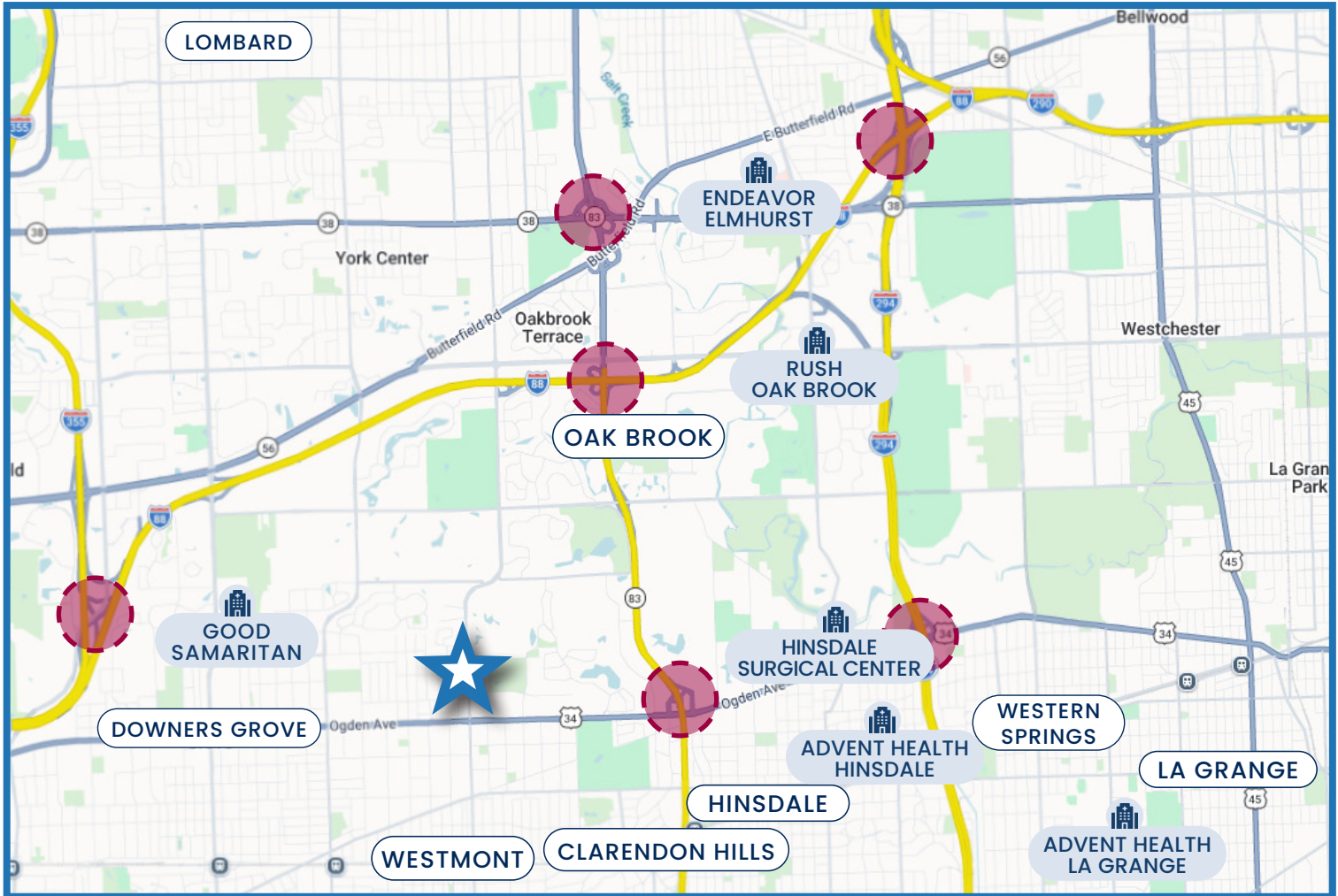
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- ✓ 8 Minutes to Advocate Good Samaritan Hospital
- ✓ 8 Minutes to Hinsdale Surgical Center
- ✓ 10 Minutes to Rush Oak Brook
- ✓ 11 Minutes to UChicago AdventHealth Hinsdale
- ✓ 12 Minutes Endeavor Health Elmhurst Hospital
- ✓ 16 Minutes UChicago AdventHealth La Grange
- ✓ 6 Minutes to Downtown Westmont
- ✓ 7 Minutes to Clarendon Hills

- ✓ 9 Minutes to Hinsdale
- ✓ 9 Minutes to Oak Brook
- ✓ 4 Minutes to Route 83
- ✓ 6 Minutes to I-88
- ✓ 12 Minutes to Butterfield Rd.
- ✓ 15 Minutes to I-294
- ✓ 20 Minutes to I-355



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