

AVAILABLE FOR SALE

6 E. Saint Charles Road, Lombard, IL 60148

± 4,685 SF Office Space For Sale

***** PRICE REDUCED – \$899,000 *****



Seize the opportunity to own a high-visibility commercial space in the heart of revitalized downtown Lombard. Perfect for office, medical office, or retail use (with Village approval), this property offers unmatched potential in a thriving, business-friendly community.

Key Features: Strategic Location: Situated in vibrant downtown Lombard, benefiting from ongoing Village enhancements, including infrastructure upgrades and business grants.

Proximity to Medical Hubs: Just 0.2 miles from Edward-Elmhurst Health Center and near Advocate Good Samaritan, Northwestern Medicine, and Elmhurst Hospitals.

Exceptional Accessibility: Steps from the Lombard Metra Station (Union Pacific West Line) for seamless Chicago connections and ~3.5 miles to I-88 for regional access.

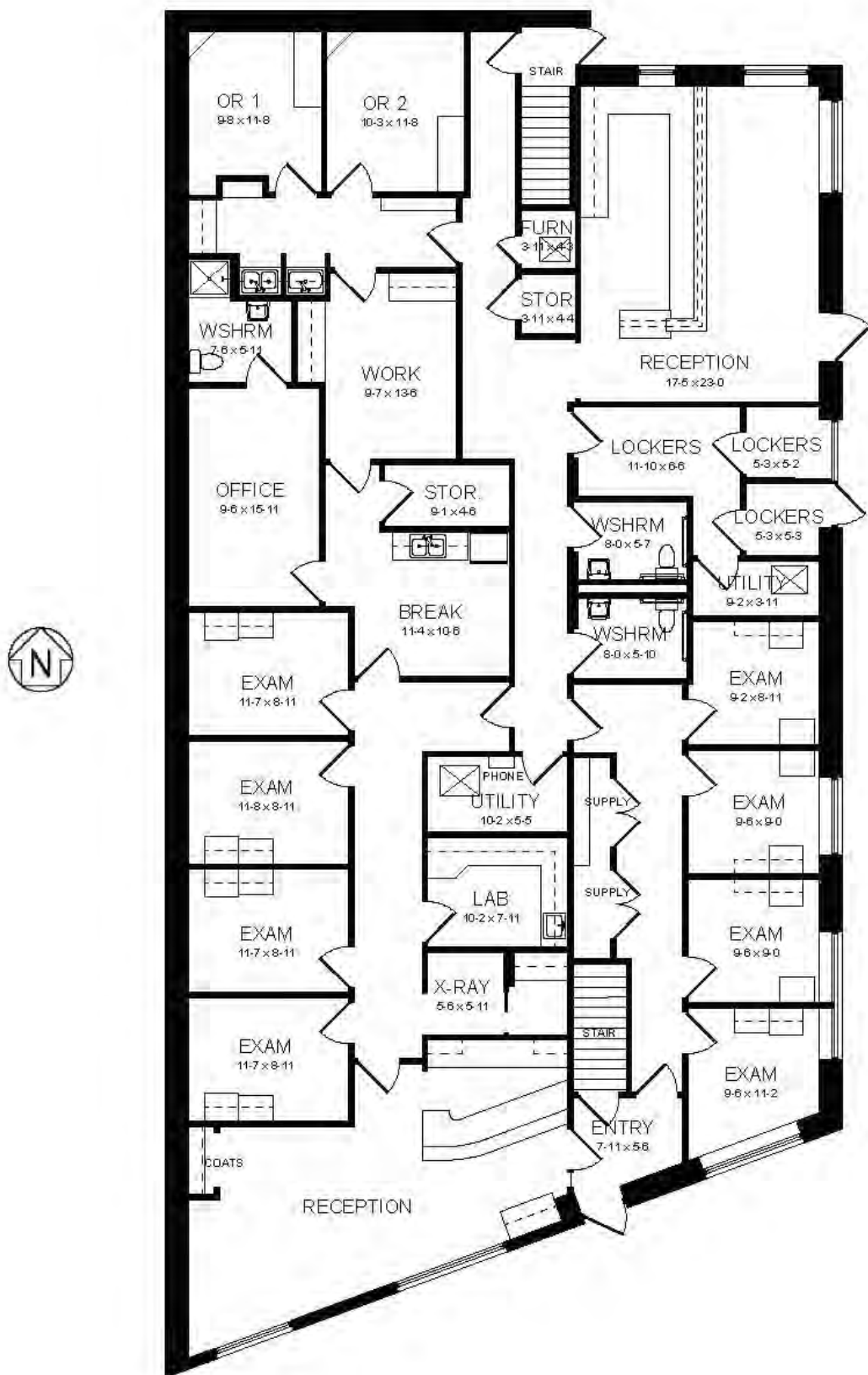
Walkable Amenities: Steps from popular dining and unique boutiques.

Cost-Effective Investment: Benefit from DuPage County's competitive tax rates.

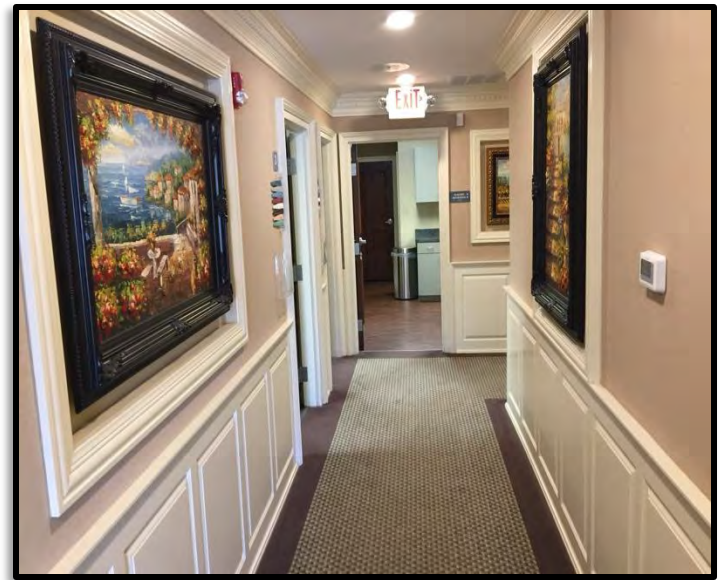
Village Grant Opportunities: Contact the Village of Lombard to explore grants, including Retail Business, Improvement, and Relocation programs, to support your venture.

FLOOR PLAN

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INTERIOR PHOTOS
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