

SALE

PHIL WALZ PLUMBING

1340 W Ogden Ave Naperville, IL 60540



PROPERTY DESCRIPTION

10,522 commercial building with Frontage on Ogden Ave., (back section of the building is owned separately and not for sale-SEE AERIAL PHOTO). VISIBILITY - Frontage on Ogden Ave. (Rt. 34) NAPERVILLE. Long-time location of successful, high-end, plumbing fixtures supply. Rare combination of Retail and Warehouse. Flexible B-3 City of Naperville zoning. Convenient ingress/egress to Rt. 34 with access to River Rd.

PROPERTY HIGHLIGHTS

- Traffic Count = 27,500 VPD
- SHOWROOM/OFFICE - 2,500 +/- Sq. Ft.
- WAREHOUSE - 6,800 +/- Sq. Ft.
- SHOP (leased month-to-month) 1,200 +/- Sq. Ft.
- 2 - 14' Overhead Doors
- 16' Clear Height
- Immediate Income from 1,200 sq. ft. tenant

OFFERING SUMMARY

Sale Price:	\$2,650,000
Number of Units:	2
Lot Size:	34,412 SF
Building Size:	10,522 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	515	1,251	4,934
Total Population	1,333	3,294	12,212
Average HH Income	\$140,375	\$143,977	\$144,619

Jim Finnegan
(630) 947-5024



**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP

SALE

PHIL WALZ PLUMBING
1340 W Ogden Ave Naperville, IL 60540



Jim Finnegan
(630) 947-5024

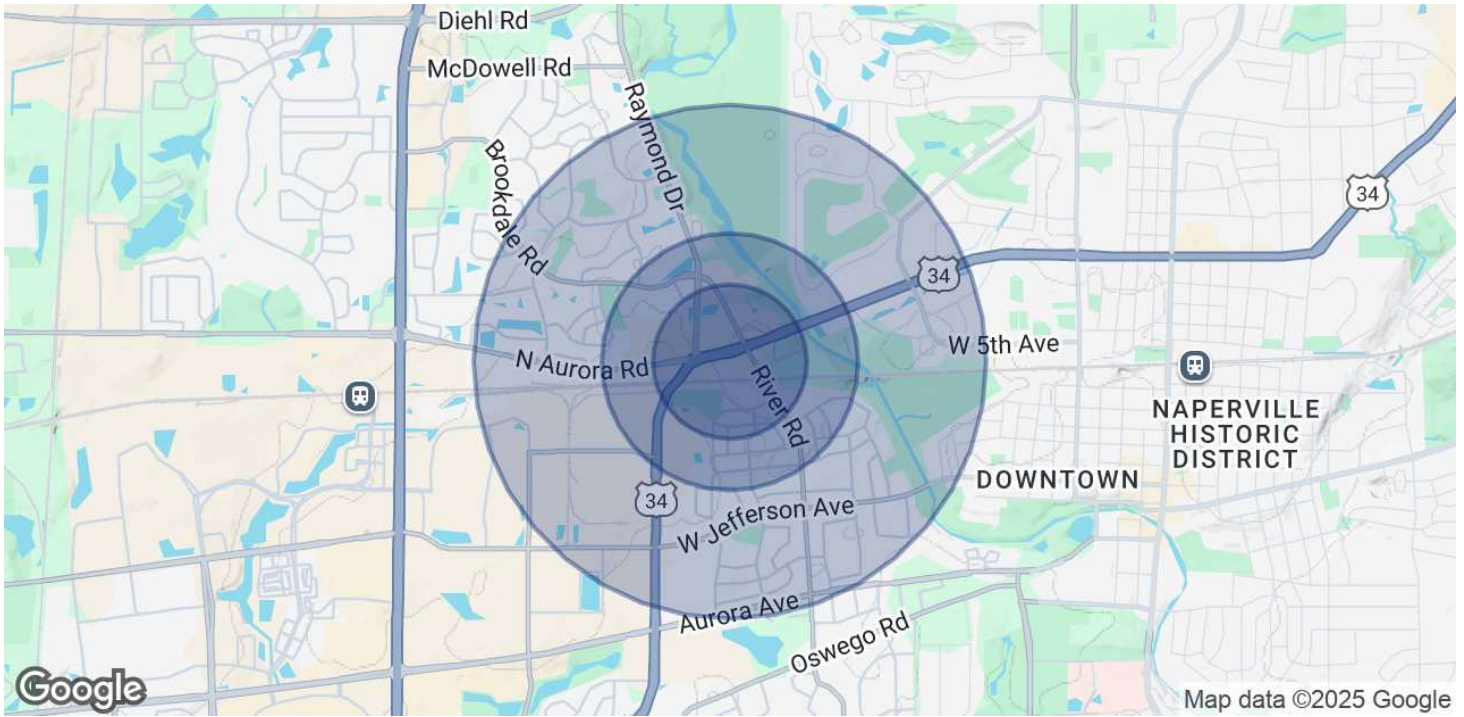


**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP

SALE

PHIL WALZ PLUMBING

1340 W Ogden Ave Naperville, IL 60540



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,333	3,294	12,212
Average Age	41	41	42
Average Age (Male)	39	38	39
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	515	1,251	4,934
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$140,375	\$143,977	\$144,619
Average House Value	\$429,937	\$442,304	\$463,458

Demographics data derived from AlphaMap

Jim Finnegan
(630) 947-5024



**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP

SALE

PHIL WALZ PLUMBING

1340 W Ogden Ave Naperville, IL 60540



Jim Finnegan
(630) 947-5024



**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP