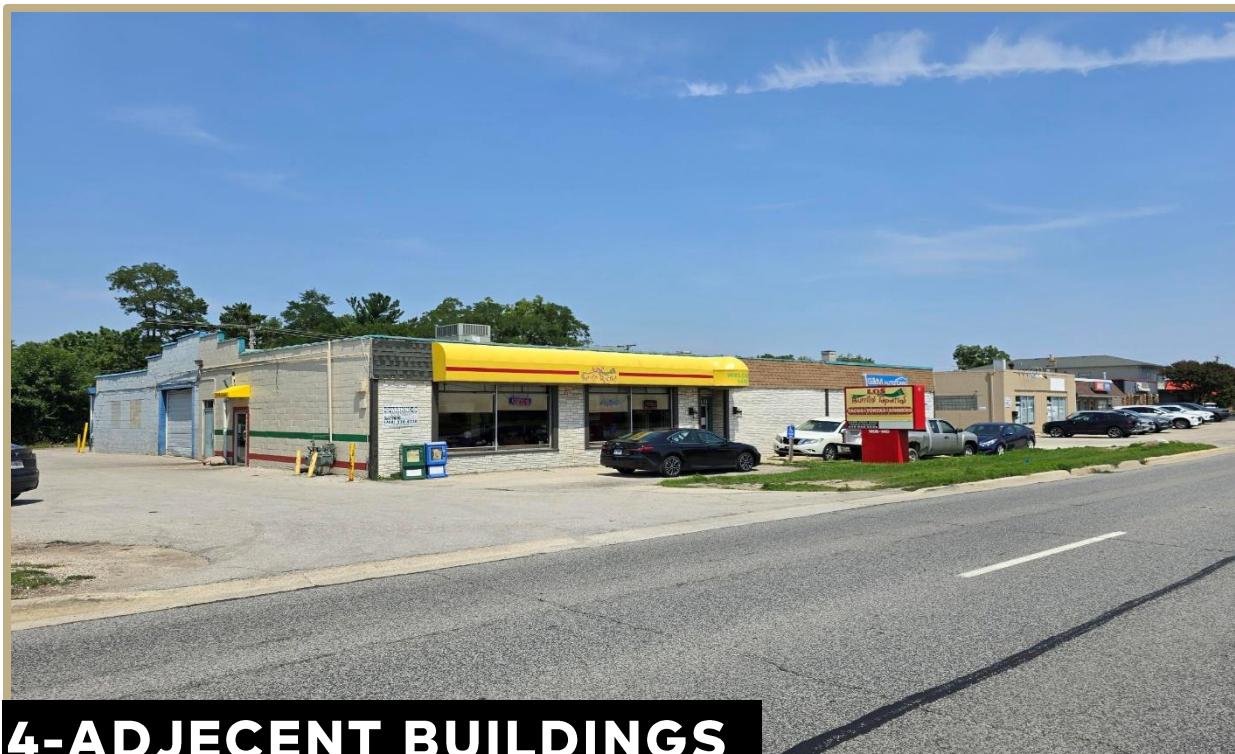




FOR SALE

1340, 1402, 1406, 1410, & 1414 OGDEN AVE. DOWNERS GROVE



4-ADJECENT BUILDINGS

LISTING PRICE: \$2,500,000

Presented by

MARK AHMAD

CENTURY 21 Circle

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773.983.1553

mark@chicagorealestatemarkets.com
www.chicagorealestatemarkets.com

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PROPERTY/LOCATION DESCRIPTION

- About an acre of land with approximately 12,000 Sq. ft. of buildings.
- Downers Grove, major Ogden Ave., DuPage County.
- 5-Total buildings with 3-different tenants.
- 1340 Ogden Ave. offers 1-overhead garage door. Vehicle related building.
- 1402 Ogden Ave., with 1-overhead garage door. Vehicle related building.
- 1406 Ogden Ave. offers 1-Overhead garage door. Vehicle related building.
- 1410 Ogden Ave. A restaurant.
- 1414 Ogden Ave., a rear building common-wall with 1340 offers 2-Overheads garage doors. Vehicle related building.
- 5-Addressess, 5-total buildings, 5-Overhead garage doors, with 3-Pin numbers.
- Ample rear and sides parking.
- Drive-through opportunity.
- OFFERING add value opportunity of improvement of the existing income producing buildings or redevelopment to other use including shopping Centers.
- Surrounded by major retailers, and food chains.
- Easy access to major roads and short distance to many interstates.
- Nearby villages/towns of Naperville, Westmont, Lombard, Villa Park, Woodridge, Hinsdale, Burr Ridge, Lisle, & Wheaton.
- Total annual gross income \$205,200.
- Total annual 2024 real estate taxes are \$27,000.
- Total annual expenses \$41,00.
- Total estimated net amount \$164,000.



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ACHIEVEMENTS + AWARDS

2005-2024 Chicago Association of REALTORS Top 5% Producer

2015-2024 Century 21 Chicago Land Top Producer

2012-201, 2023, and 2024 Century 21 Chicago Land Region Top Producer

2005-2011 Coldwell Banker Top Producer

2010 Chicago Association of REALTORS Top Commercial Producer

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