

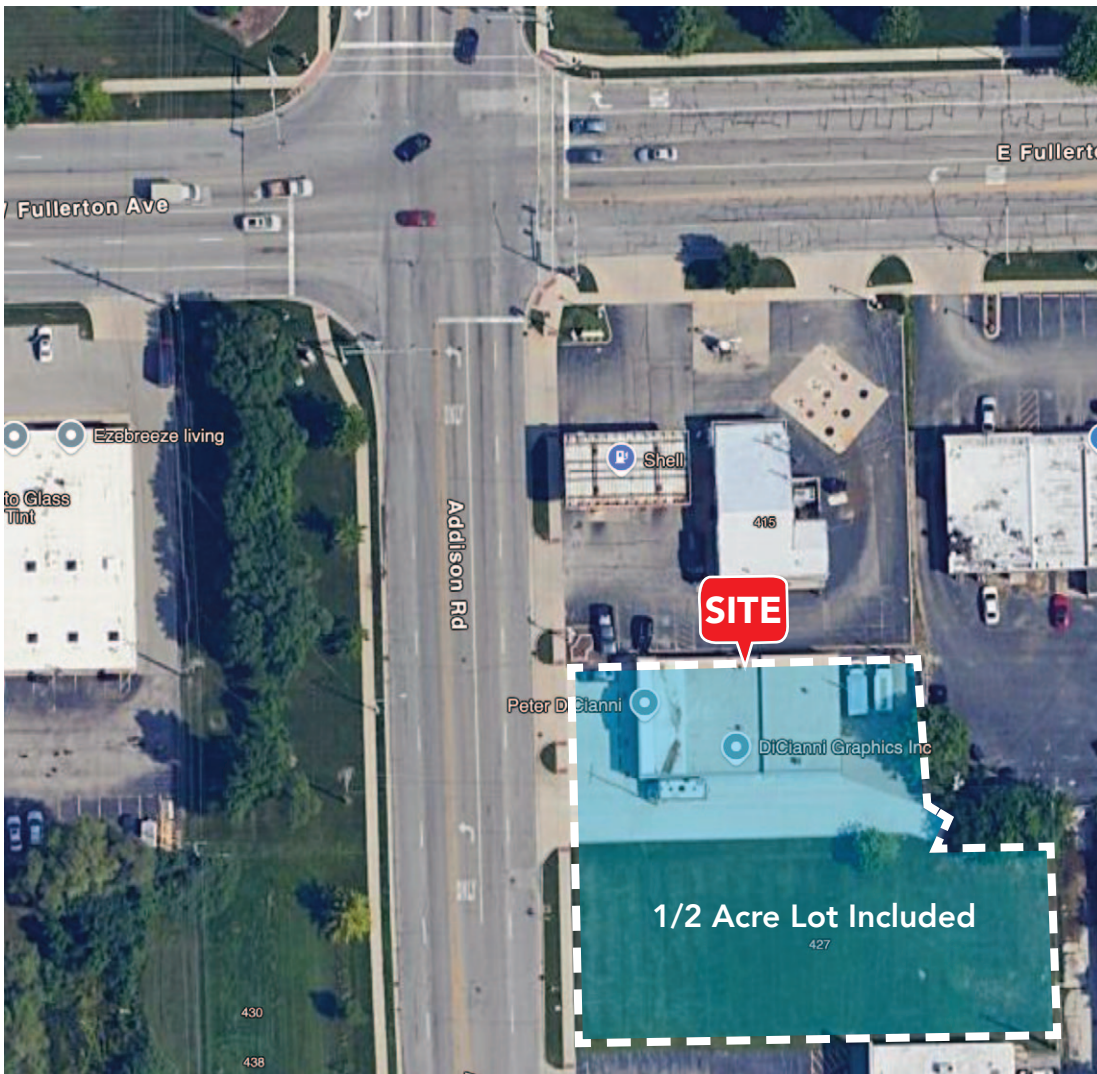
421 S. ADDISON RD.

Addison, IL 60101



4,106 SF BUILDING WITH 20,000 SF LOT

Available For Sale

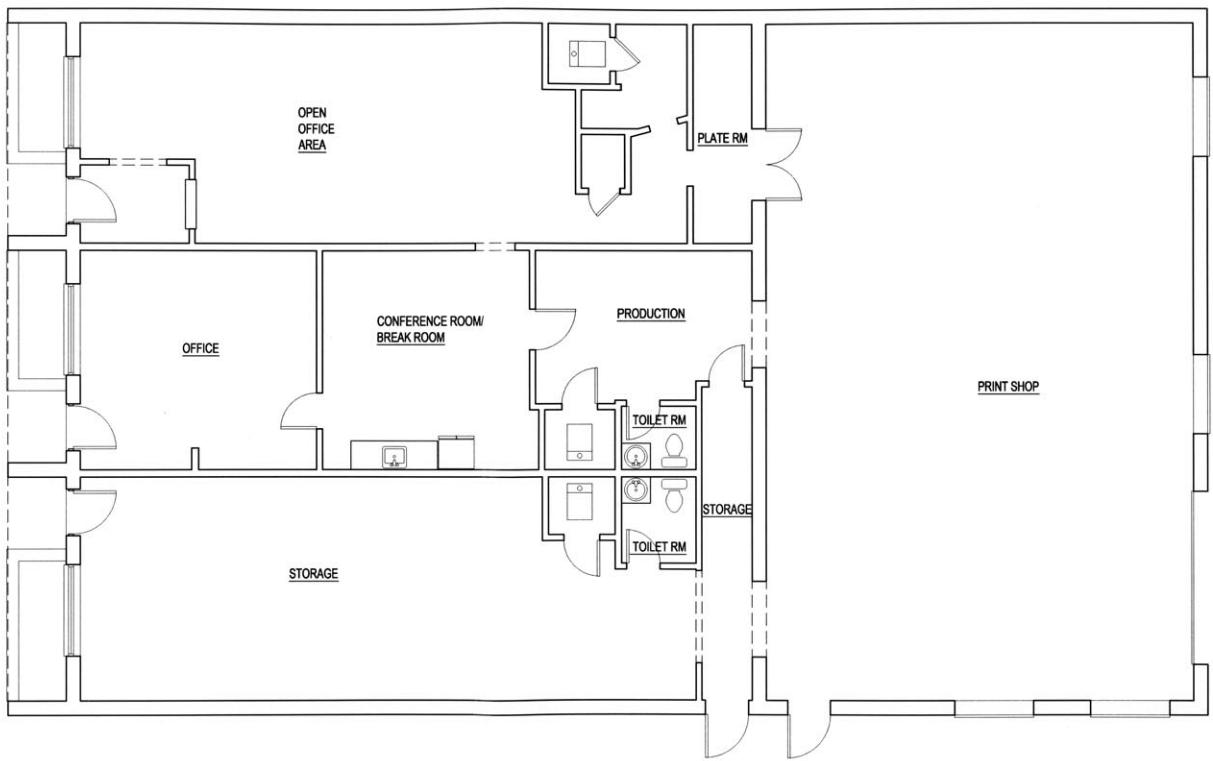


DP DICIANNI PROPERTIES

421 S. Addison Rd.
Addison, IL 60101

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BUILDING SPECIFICATIONS

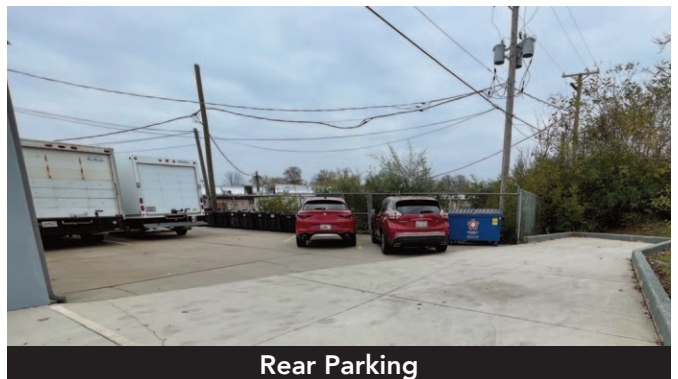
BUILDING SIZE	±4,106 SF
OFFICE/STORE FRONT	±850 SF (3) total 2,550 SF
PROPERTY PARCEL	03-33-200-002+009+010
YEAR BUILT	1963
SITE SIZE	0.67 acres
CLEAR HEIGHT	±12'
LOADING	1 drive in door (10' x 14')
PARKING	14 stalls plus vacant lot (.42 acre)
CONSTRUCTION	Mason
SPRINKLERED	No
CONFIGURATION	Free standing building
POWER	400 Amp (3 phase 208)
REAL ESTATE TAXES (2023):	\$17,737
SALE PRICE:	\$1,299,000

IMPROVEMENTS

- New facade (2022)
- New offices (2022)
- New parking lot (2021)
- New roof (2018)
- A/C and internet throughout
- Epoxy floors, LED, drop ceiling
- Conference room/kitchen and 4 bathrooms
- Oversize garage door
- Separated utilities



Lot



Rear Parking



423 Rear Office



425 Unit



Shop/Warehouse



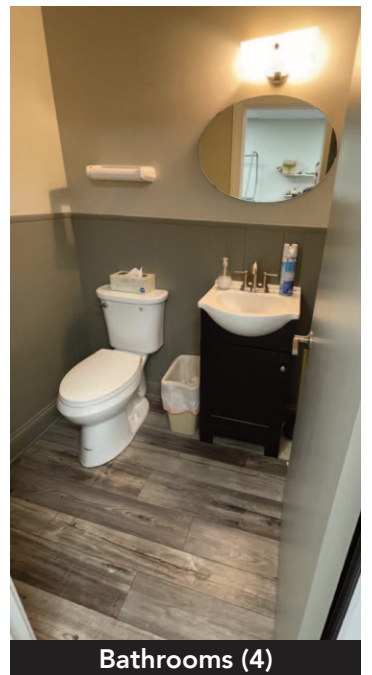
423 Conference Room/Kitchen



421 Office Open Floor Plan



421 Foyer/Reception



Bathrooms (4)

LOCATION HIGHLIGHTS

- Low DuPage County taxes
- Centrally located with easy access to numerous major roadways
 - 1 miles to I-290
 - 2 miles to I-294
 - 2 miles to I-355
 - 5 miles to I-88
 - 6 miles to I-390
 - 9 miles to I-90
- 6 miles to O'Hare International Airport
- 15 miles to Midway Airport
- 18 miles to downtown Chicago

