



FOR SALE

260 W Calumet Ave.
Oswego, IL 60543

\$479,000

LOT +/- 87'x191'

Located on highly traveled Route 34 in the rapidly growing community of Oswego, this property has recently been rezoned to B-1 Regional Business District. With a double lot, the property provides ample space to add a parking lot, making it ideal for accommodating customers. The property's zoning supports a diverse range of uses, making it ideal for a retail business, medical office, daycare center, restaurant/cafe, professional office space, or personal service business.

Inside, the property features a flexible layout ready for transformation. The second floor includes three rooms, with one featuring an en-suite bathroom. The main floor offers generous space that can be converted into a retail storefront, office, or service area. A split-level section provides two additional rooms perfect for meeting areas, private offices, or storage for retail inventory. The property also includes an unfinished basement and garage, offering significant storage options.

JASON PESOLA

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INTEGRA
COMMERCIAL
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1960 Springbrook Square Dr #100
Naperville, IL 60564

260 W Calumet Ave, Oswego, IL

PROPERTY HIGHLIGHTS

INVESTMENT OPPORTUNITY
HIGH TRAFFIC COUNT
DEVELOPMENT POTENTIAL
DOUBLE LOT



ZONED
B-1

REGIONAL BUSINESS DISTRICT

87'x191'+/-
LOT SIZE

PRIME
LOCATION

This property's prime location, adaptability for a wide variety of business types, and potential for further development make it an outstanding investment in Oswego's growing market. Don't miss out on this opportunity!

PIN: 03-20-202-011 / 2023 Taxes: \$7,202.46

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OSWEGO ILLINOIS DEMOGRAPHICS

260 W Calumet Ave. Oswego, IL 60543

<https://www.census.gov/quickfacts/fact/table/oswegovillageillinois/PST045222>

2023 EST. POPULATION

37,072

MEDIAN PROPERTY VALUE

\$319,000

2019-2023 HOUSEHOLDS

12,097

TOTAL RETAIL SALES

\$14,904

PER CAPITA

MEDIAN HOUSEHOLD INCOME

\$119,881

2019 - 2023



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