### FOR SALE

IL ROLOUNTERINE

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** 

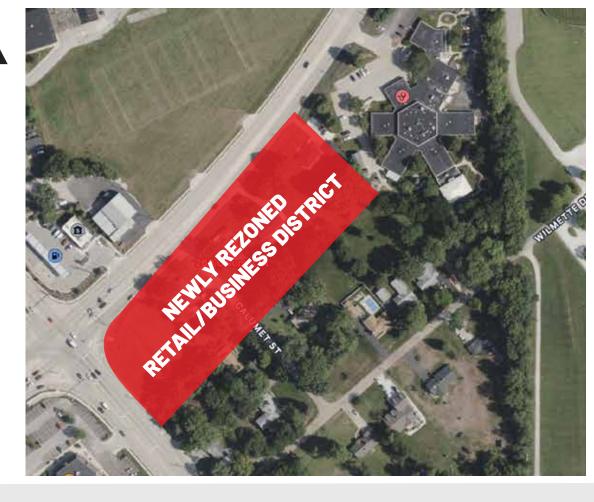
Cell: 630-486-7321 jason@thepesolagroup.com



1960 Springbrook Square Dr #100 Naperville, IL 60564

## PROPERTY HIGHLIGHTS

INVESTMENT OPPORTUNITY HIGH TRAFFIC COUNT DEVELOPMENT POTENTIAL DOUBLE LOT



ZONED B-1 REGIONAL BUSINESS DISTRICT

## 87'x191'+/-

# 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

**JASON PESOLA** 

Cell: 630-486-7321 jason@thepesolagroup.com

#### INTEGRA COMMERCIAL THE PESOLA GROUP

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#### 260 W Calumet Ave, Oswego CHICAGO RD 2 SHERE SHERE ERT RD OSAGE CT SHLAND ST Prairie Ees THEODORE DR 71 100 WOOLLEY RD VINCA LA INTEGRA OMMERCIAL HE PESOLA GROUP OSE ТНЕ WINDSO **JASON PESOLA** Cell: 630-486-7321 jason@thepesolagroup.com

MORGAN VALLEY DR

1960 Springbrook Square Dr #100, Naperville, IL 60564

#### **OSWEGO ILLINOIS DEMOGRAPHICS**

260 W Calumet Ave. Oswego, IL 60543

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





2019-2023 HOUSEHOLDS **12,097** 















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