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

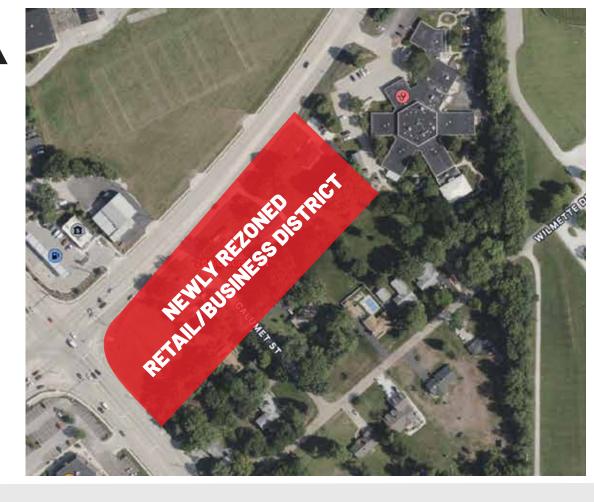
Cell: 630-486-7321 jason@thepesolagroup.com



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

1960 Springbrook Square Dr #100 Naperville, IL 60564

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**















JASON PESOLA Cell: 630-486-7321 jason@thepesolagroup.com INTEGRA COMMERCIAL THE PESOLA GROUP

1960 Springbrook Square Dr #100 Naperville, IL 60564