

# For Sale

AVAILABLE:  
**2,500 SF on 1.73 AC**

**25W319-331 Lake St.  
Roselle, IL**

BUILDING SIZE:	2,500 SF
OFFICE:	10%
LAND:	1.73 ACRES
CLEAR HEIGHT:	13'
LOADING:	2 DRIVE-IN DOORS
POWER:	200 AMPS
PARKING:	100+ CARS
YEAR BUILT:	1975
TAXES:	\$18,326
ZONING:	B-2

SALE PRICE: ~~\$2,200,000~~ **NOW: \$1,950,000**

**Fully Improved Car Dealership**

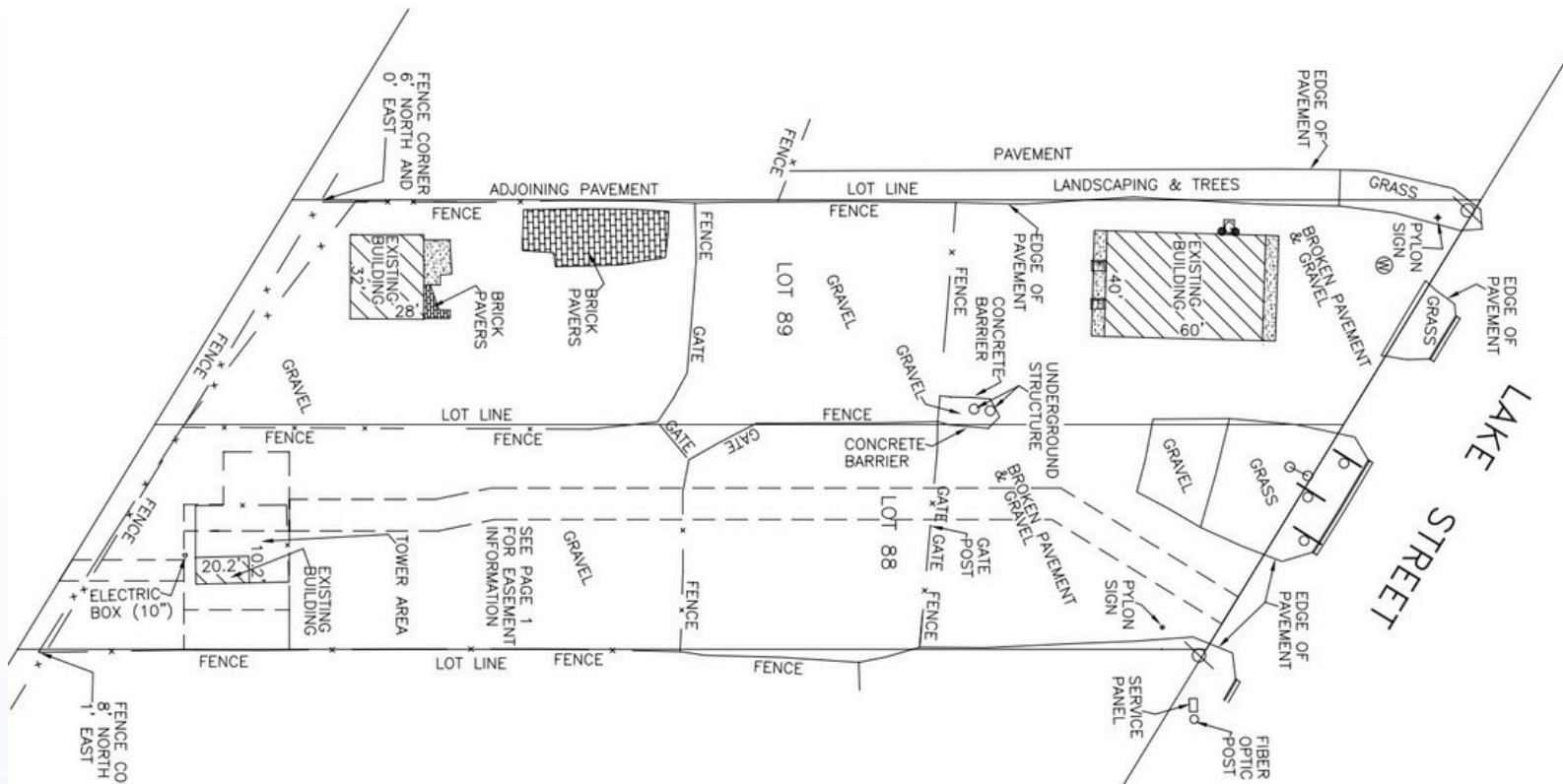
- ✓ New Front Paving
- ✓ New Roof
- ✓ Upgraded Electrical & New Flooring

## Presented By:

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# Site Plan



## Property Highlights



Low Taxes



Available Immediately



All New Mechanical Systems



Ample Space for Vehicle Parking & Outdoor Storage

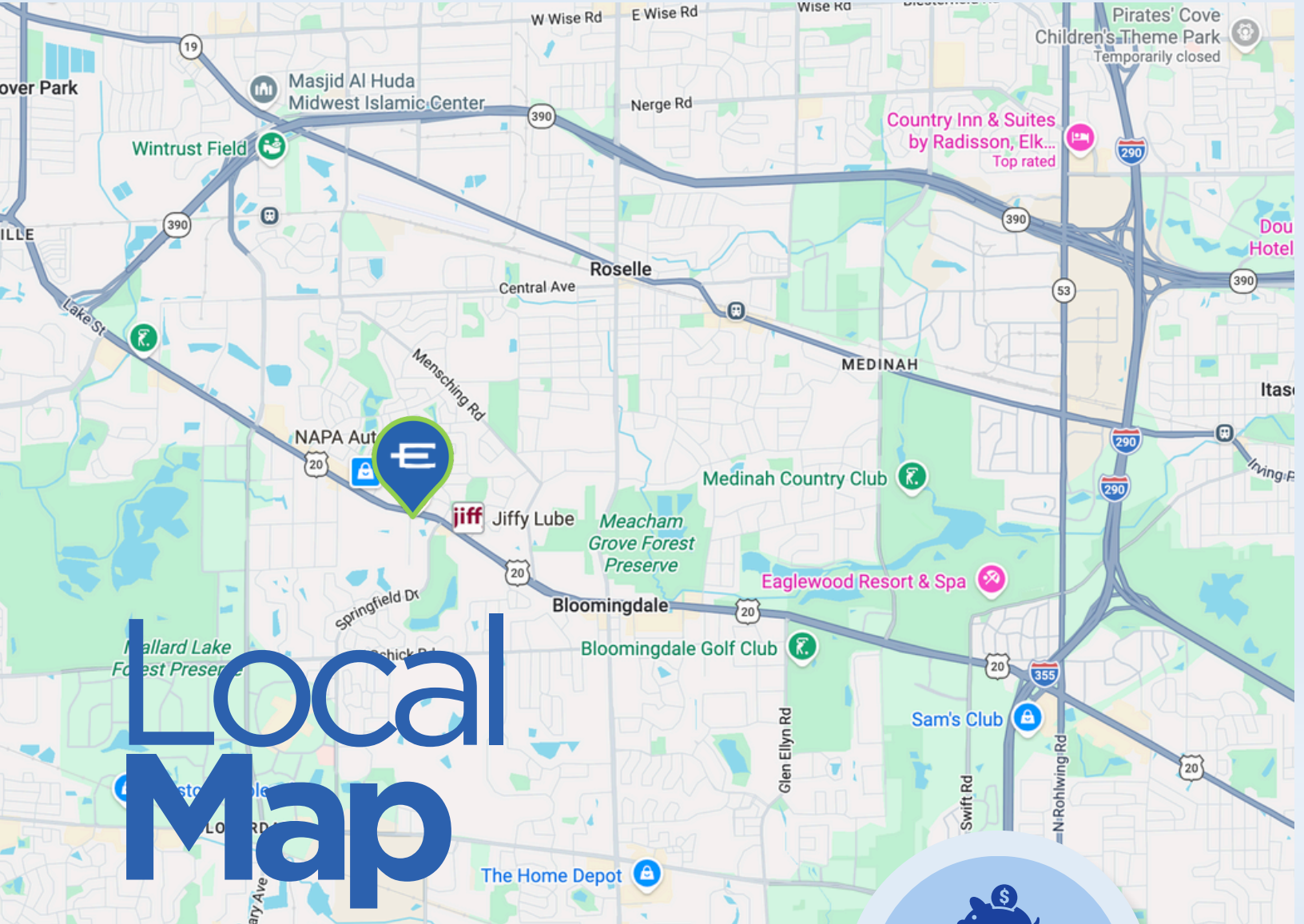


Complete Transformation in 2023



# Property Photos






# Local Map

**25W319-331 Lake Street**  
Roselle, IL



**200 Feet of Frontage - Excellent Visibility**



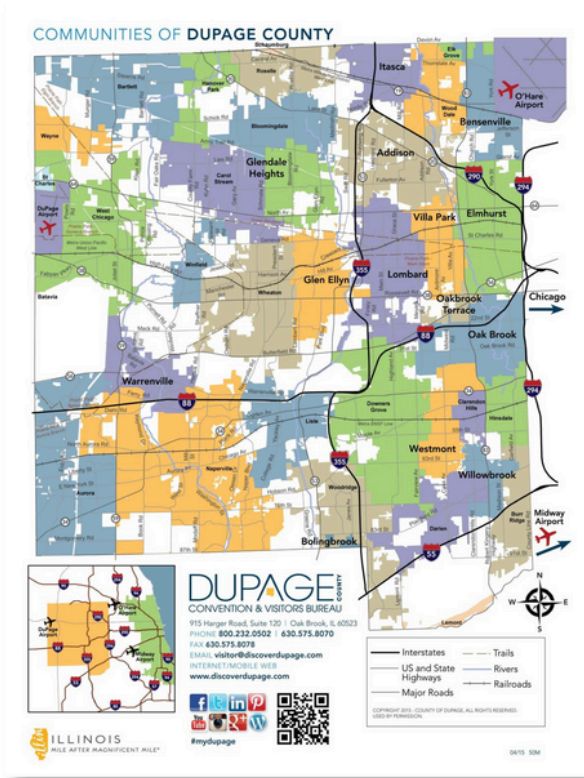
**Unincorporated DuPage County**



**Ideal for Contractors, Auto Repair, Car Sales & more**



# Location



## DuPage County

Located just west of Chicago, DuPage County sits at the heart of the bustling Chicagoland region, offering unmatched access to major highways, international airports, and a highly skilled labor force. Known for its strong economic base, modern infrastructure, and business-friendly environment, DuPage County provides companies with robust utilities, established corporate corridors, and thriving mixed-use districts. With a well-educated workforce and a diverse range of industries, DuPage continues to support innovative, growing, and globally connected businesses.



### Diverse Industry Mix

A balanced economy supports corporate headquarters, technology firms, manufacturing, logistics, and professional services—fueling long-term stability and growth.



### Educated Workforce

A highly skilled, well-educated talent pool draws from top universities and training programs, giving employers a workforce ready for modern industries.



### Extensive Transportation

With major interstates, commuter rail, and nearby air travel, the region offers exceptional connectivity for moving people and goods efficiently.



### Varied Housing Options

From lively downtown areas to quiet suburban neighborhoods, the region offers housing choices to fit every lifestyle and budget.



### Excellent Quality of Life

Known for parks, cultural attractions, and strong schools, the area provides a welcoming environment with outstanding community amenities.



### Reliable Utilities

Modern infrastructure and dependable providers ensure consistent utility performance and capacity for future growth.



### Medical and Healthcare Facilities

Leading hospitals, specialty clinics, and strong healthcare networks provide high-quality care and advanced medical services.



### Business Friendly Communities

Local governments support economic development with streamlined permitting, pro-growth policies, and a collaborative business environment.



**Exclusively  
Presented By:**

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