



FOR SALE

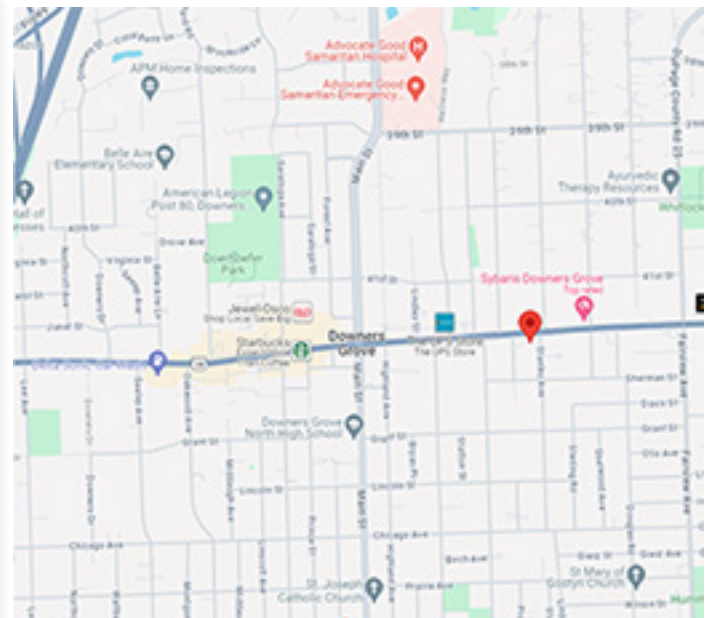
0.57 Acre Parcel

Downers Grove, Illinois

709 Ogden Avenue, Downers Grove, Illinois



- Great corner parcel on Ogden Avenue
- 154 ft. of frontage on Ogden & 163 ft. on Stanley
- Zoned B-3 in the Village of Downers Grove
- All utilities available at the site
- Traffic counts of 40,537 vehicles daily
- Ideal for small medical or retail building
- Great demographics



	<u>1 mile</u>	<u>3 miles</u>
Population	13,391	90,135
Median HH Income	\$110,200	\$100,479
Median Age	42.3	43.3



FOR ADDITIONAL INFORMATION CONTACT: **Brian Butler**

The above listing information was obtained from a source deemed reliable. However, The Butler Group shall assume no liability for its accuracy. The above information is subject to change or withdrawal without further notice.

FOR SALE

0.57 Acre Parcel

Downers Grove, Illinois

- Location:** 709 Ogden Avenue, Downers Grove, Illinois
- Lot Size:** 0.57 acres with 154.22 ft. of frontage on Ogden and 163.0 on Stanley for a total area of 25,138 square feet or 0.57 acres.
- Building Description:** The property contains a 1,904 square foot building with dimensions of 34' x 56'
- Real Estate Taxes:** 2022 taxes payable in 2023 were \$8,190.84
- Zoning:** Zoned B-3 in the Village of Downers Grove
- Utilities:** All utilities are available at the site
- Asking Price:** \$1,150,000.00 or \$45.56 per square foot
- Vacated Alley:** The property adjoins a vacant alley to the south that the Village of Downers Grove may sell depending on the proposed use. The alley contains an additional 3,080 feet of land.
- Comment:** The property is ideal for the development of a small freestanding retail building. The Village of Downers Grove may offer sales tax abatement or TIF money for the redevelopment of this parcel depending on the proposed use.

FOR ADDITIONAL INFORMATION

Brian Butler

Phone

630.321.9500

Fax

630.321.9501

Email

bbutler@thebutlergroup.net

The above listing information was obtained from a source deemed reliable. However, The Butler Group shall assume no liability for its accuracy. The above information is subject to change or withdrawal without further notice.



This map is for assessment purposes only.
DuPage County Web Site : www.dupageco.org
Copyright DuPage 2018

DuPage County
Information Technology Department / GIS Division
421 N County Farm Rd.
Wheaton, IL 60187
Ph# 1 (630) 407-5000
Email: gis@dupageco.org
DuPage Maps Portal : <http://dupage.maps.arcgis.com/home>