

■ Property For Sale With Yard Space!

# 2-BUILDINGS ON 2.3 ACRE SITE

2040 W Roosevelt Rd, West Chicago, IL 60185



**SIZE:**

4,250 SF

**ADDRESS:**

2040 W Roosevelt Rd West Chicago, IL 60185

**ZONING:**

M

**SUMMARY:**

2 Commercial Buildings on 2.3 Acres with 230' of frontage on Rt 38! Current use is a landscaping contractor. Fenced Yard for equipment!

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# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$1,900,000.00
Building Size:	4,250 SF
RE Taxes:	\$13,152.88 (2024)
Lot Size:	2.3 Acres
Price / SF:	\$447.06
Zoning:	M

## PROPERTY OVERVIEW

2 Commercial Buildings on 2.3 Acres with 230 ' of frontage on Rt 38! Current use is a landscaping contractor. Fenced Yard for equipment!

## PROPERTY HIGHLIGHTS

- Free-Standing Commercial Building
- 2.3 Acre Site includes 1 acre of vacant land for expansion!
- Zoned M - Manufacturing - with Special Use Permit for Landscaping Business
- 2-Buildings/ Front Office Sales Offices with 2 Drive-in-Doors with Floor Drain
- Rear Building for Shop/Repair with 3 Drive-in-Doors

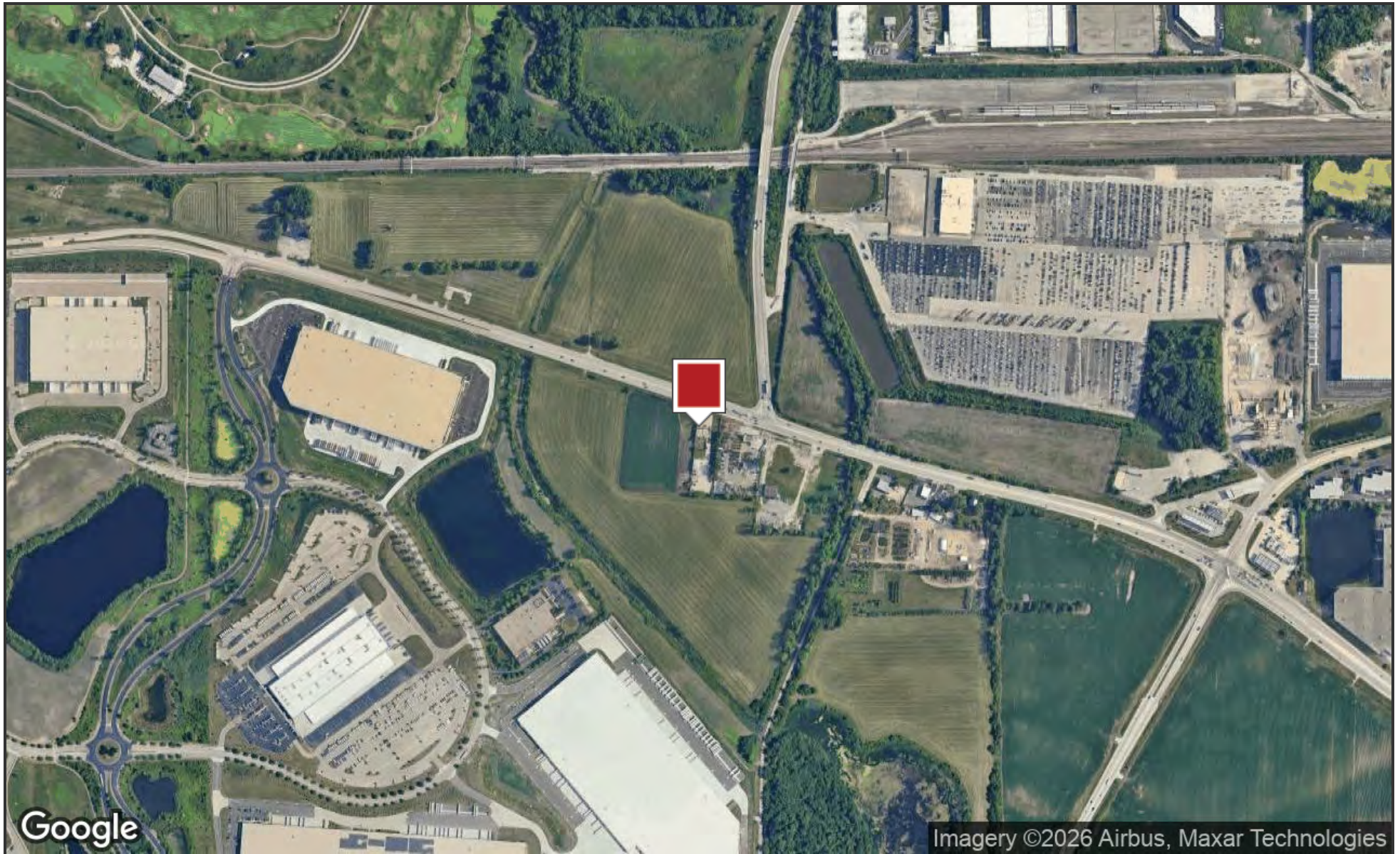
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# Aerial Map



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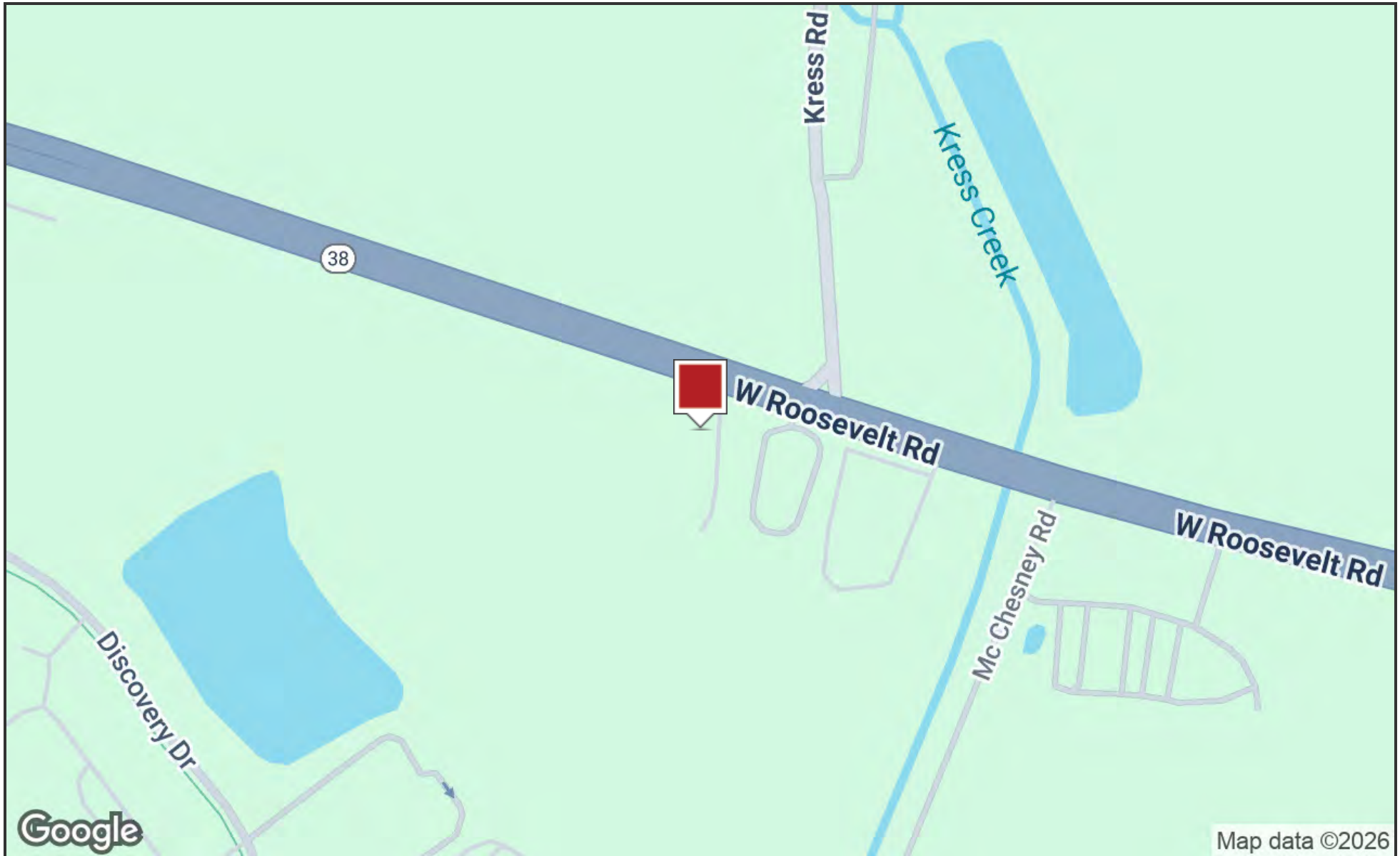
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## Location Map



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## Additional Photos



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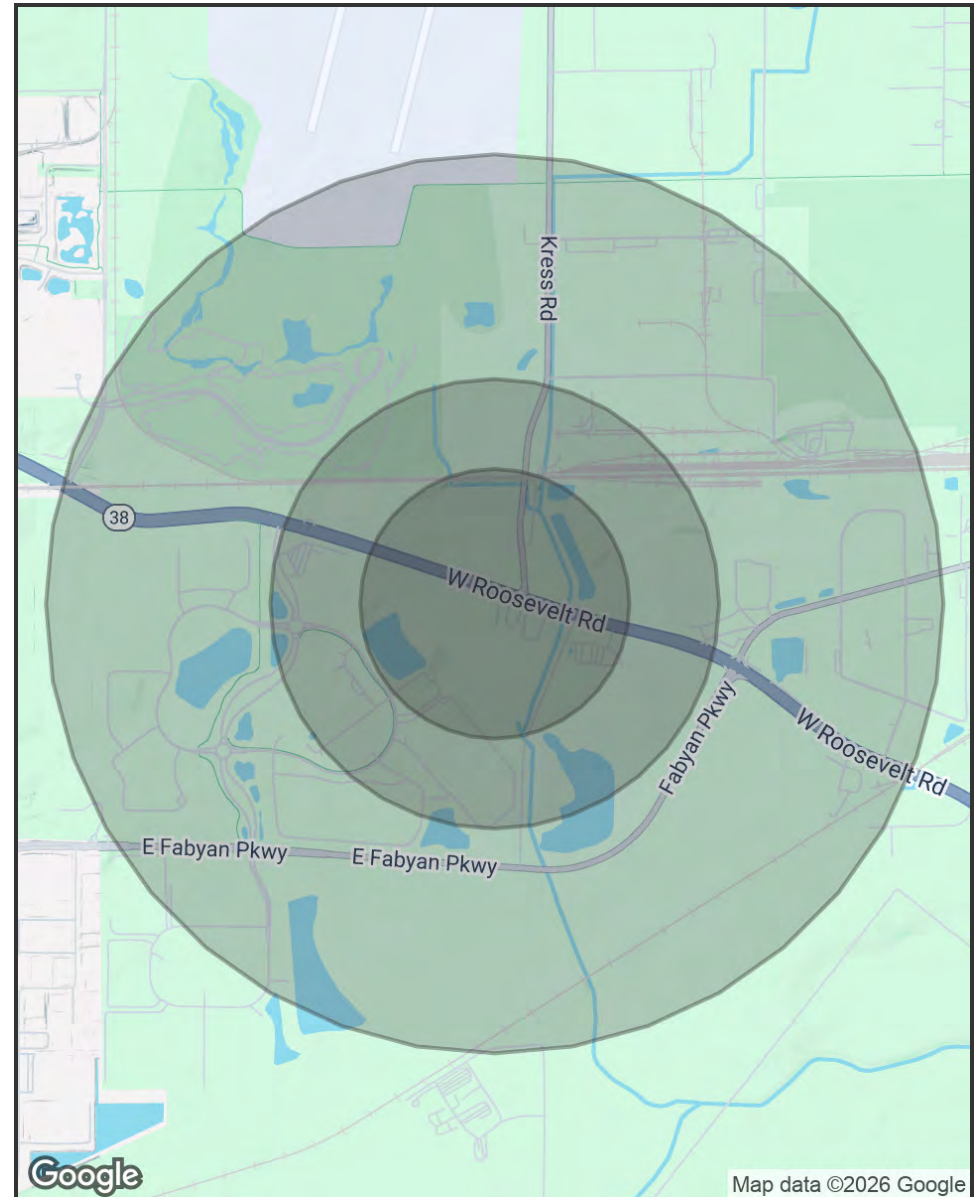


# Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	1	32
Average Age	41	40	37
Average Age (Male)	41	41	37
Average Age (Female)	41	41	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	0	11
# of Persons per HH	0		2.9
Average HH Income	\$118,260	\$116,073	\$106,069
Average House Value	\$341,862	\$341,438	\$359,154

Demographics data derived from AlphaMap



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