

■ 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

ZONING:

M

ADDRESS:

2040 W Roosevelt Rd West Chicago, IL 60185

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!

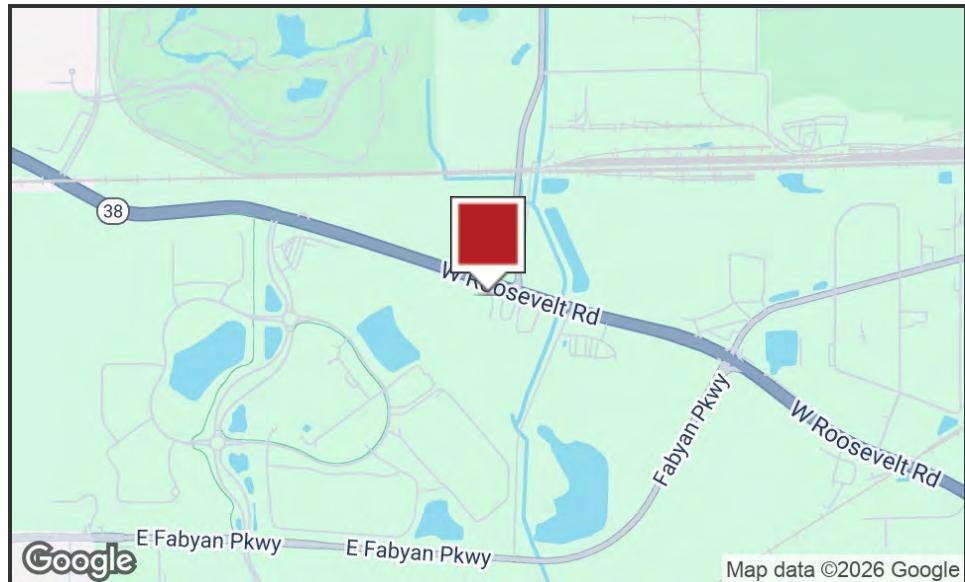
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All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

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

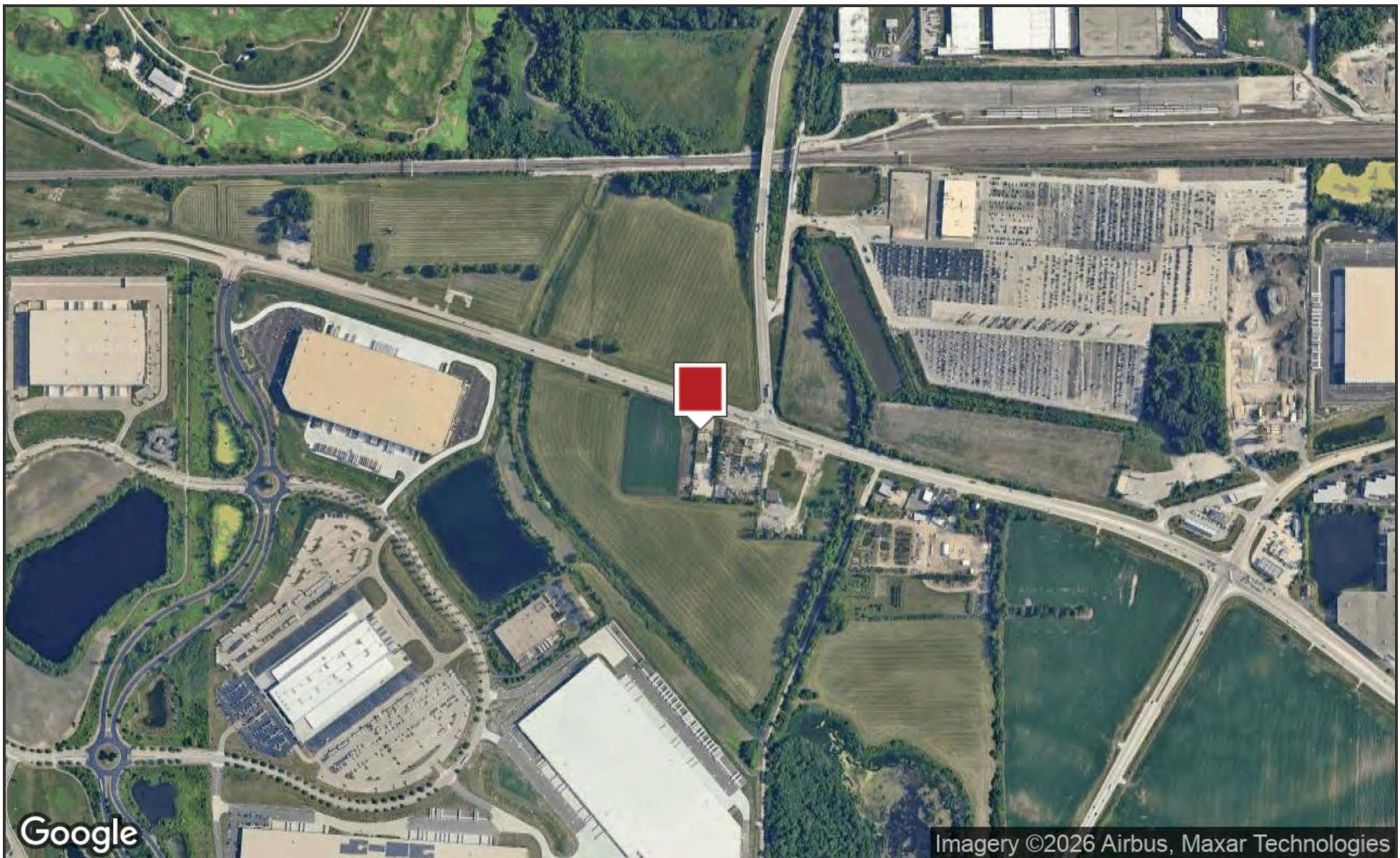
- Free-Standing Commercial Building
- 2.3 Acre Site includes 1 acre of vacant land for expansion!
- Zoned M - Manufacturing - with Special Use Permit for Landscaping Business
- 2-Buildings/ Front Office Sales Offices with 2 Drive-in-Doors with Floor Drain
- Rear Building for Shop/Repair with 3 Drive-in-Doors

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Aerial Map



Google

Imagery ©2026 Airbus, Maxar Technologies

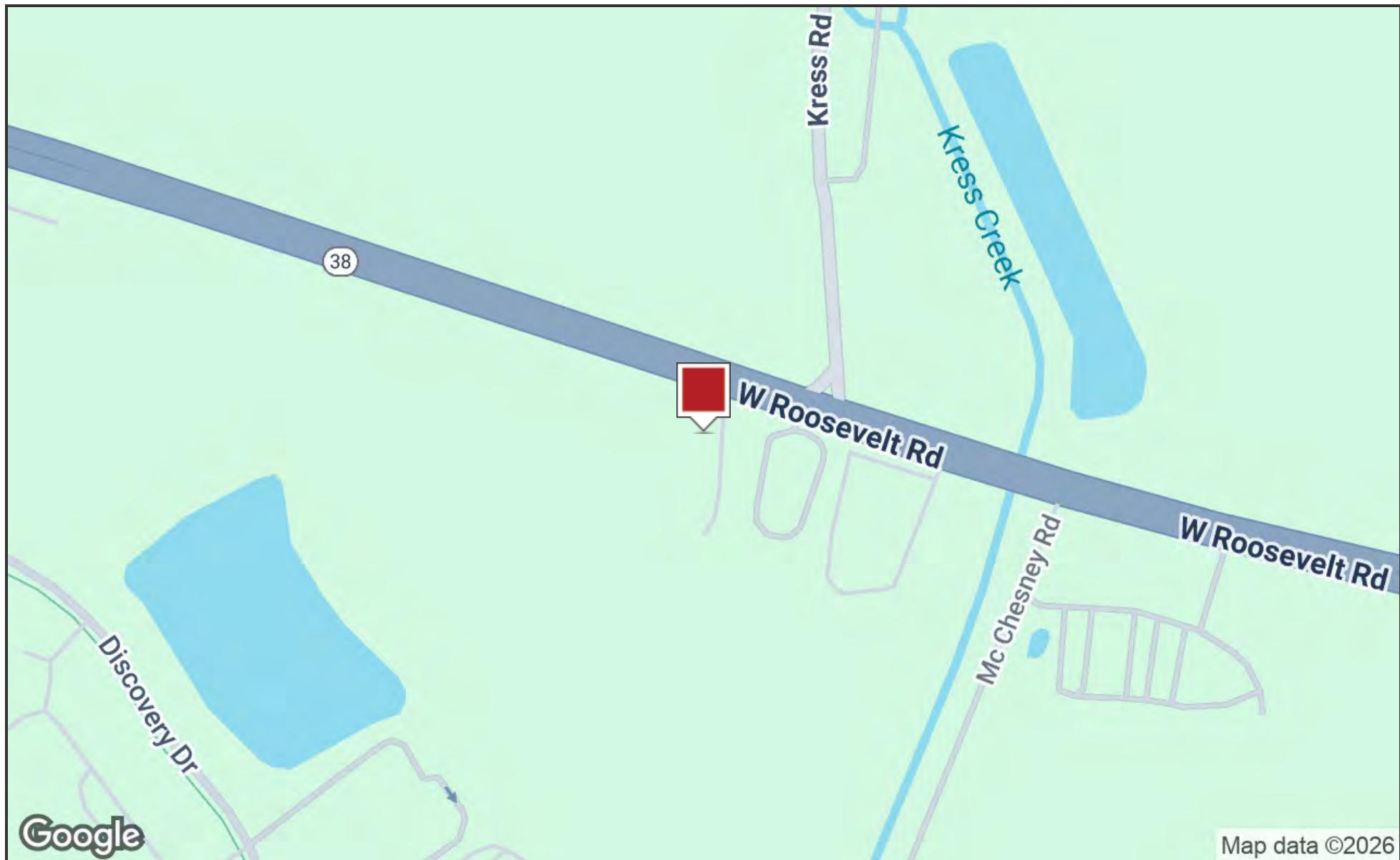
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■ Location Map



Google

Map data ©2026

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■ Additional Photos



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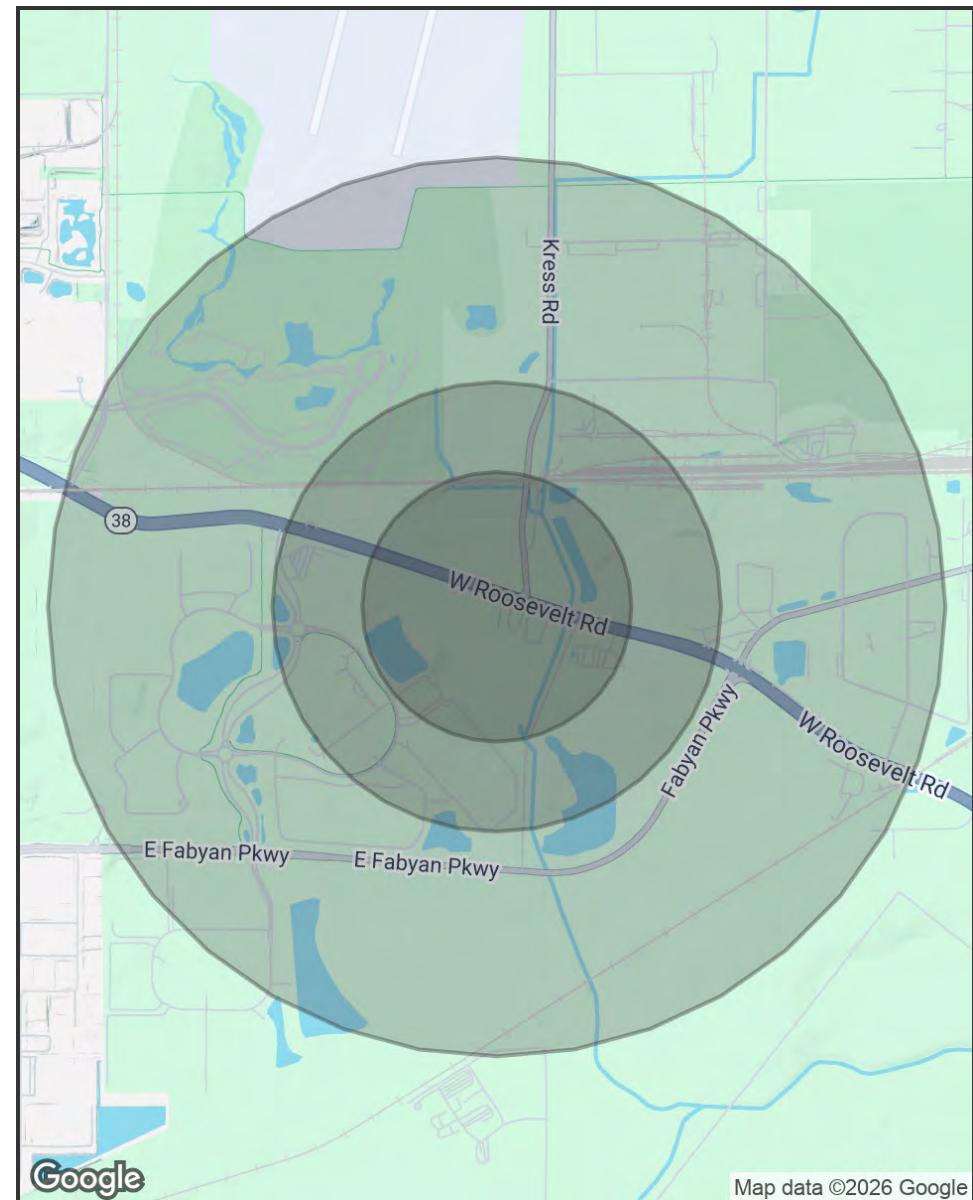
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Demographics Map & Report

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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