

# For Sale



## 735 N Cass Avenue

Westmont, Illinois 60559

### PROPERTY HIGHLIGHTS

- 15,252 SF Office Building For Sale
- 1.01 Acre site
- 100% office with flex capability.
- Storage area can be expanded for larger flex footprint.
- Loading door for small truck deliveries.
- Built in 1975
- New roof in 2024
- Parcel # 09-03-101-009
- Taxes: \$24,995.20 (2023) | \$1.64/SF
- Low DuPage taxes
- 43 parking spaces | 4.33/1,000 SF
- Walking distance to Ty Warner Park, nearby restaurants and shopping
- Quick access to I-88, I-355, and I-294

### ASKING PRICE:

**\$1,525,200.00**



### Contact

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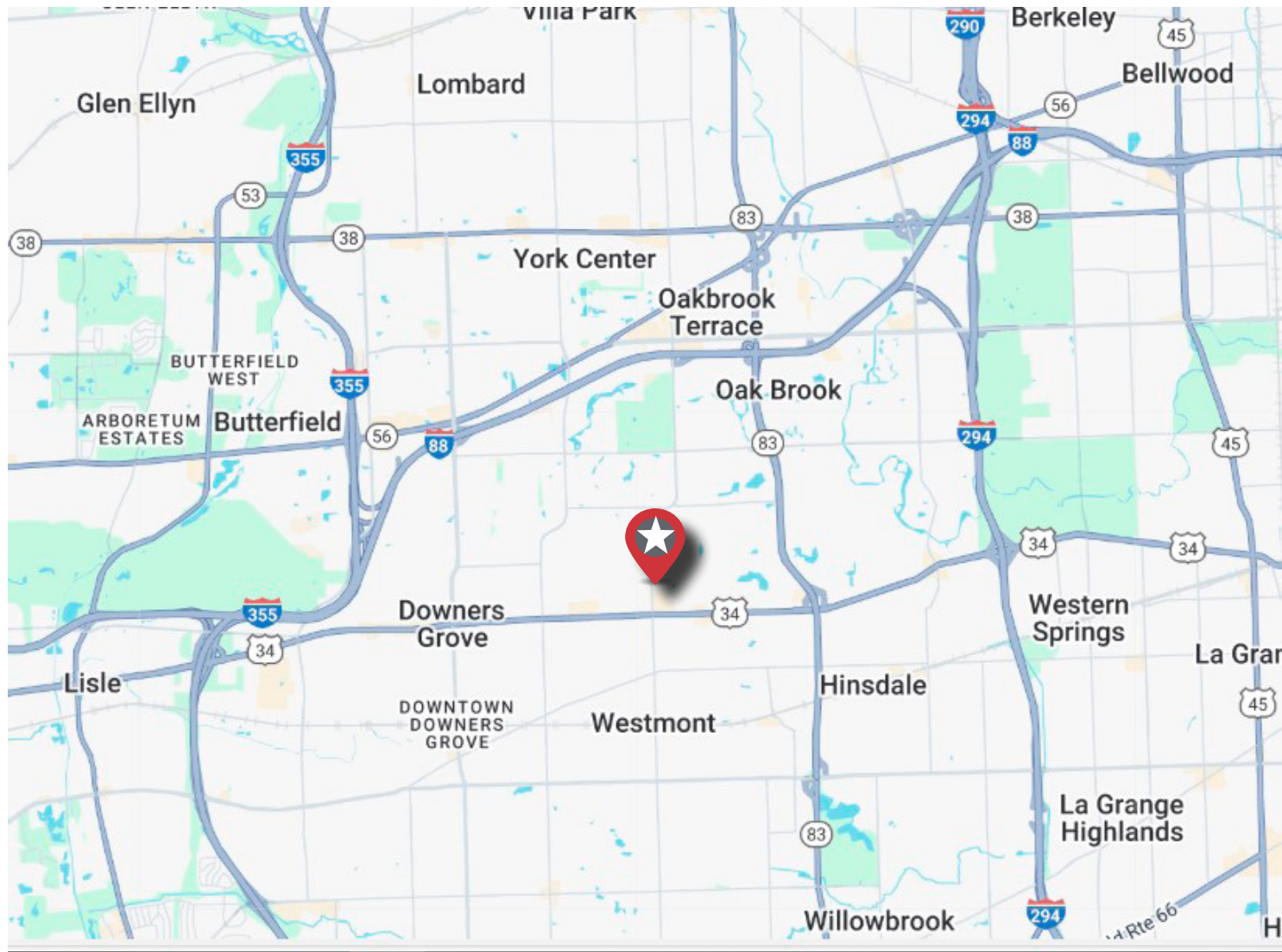
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