

FOR SALE



21141 GOVERNORS HWY

21141 Governors Hwy Matteson, IL 60443



PROPERTY DESCRIPTION

Prime Investment, Development, or Owner/User Opportunity in Matteson, IL. Available for sale is a multi-tenant office building with a parking lot situated on $2.62\pm$ acres of land. Property is priced to sell!! Building has seen recent HVAC improvements and is being sold in as-is condition.

PROPERTY HIGHLIGHTS

- Three Level Office Building w/ Elevator
- Abundant Parking
- Future Development Potential
- Close proximity to I-57 and the 211th Street Metra Station

OFFERING SUMMARY

Sale Price:	\$469,000
Lot Size:	2.62 Acres
Building Size:	22,523 SF
Taxes (2023):	\$89,411.80
Governors Hwy Traffic Counts (2025):	19,567

Mike Velasco

Sr. Commercial Executive

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PHOTOS

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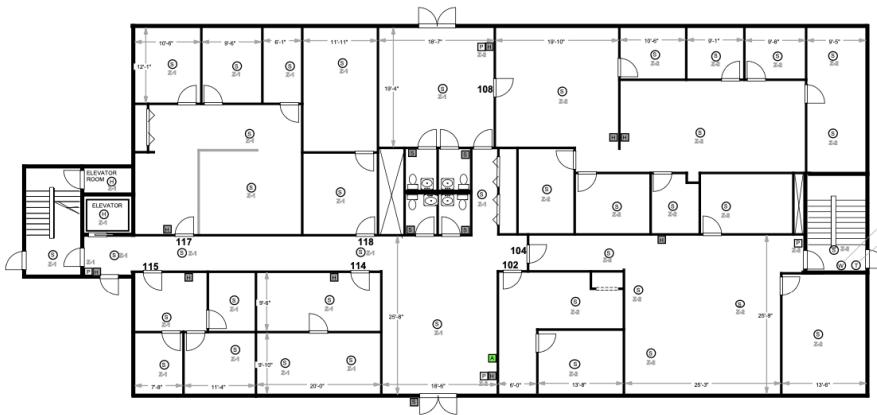
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FLOOR PLANS

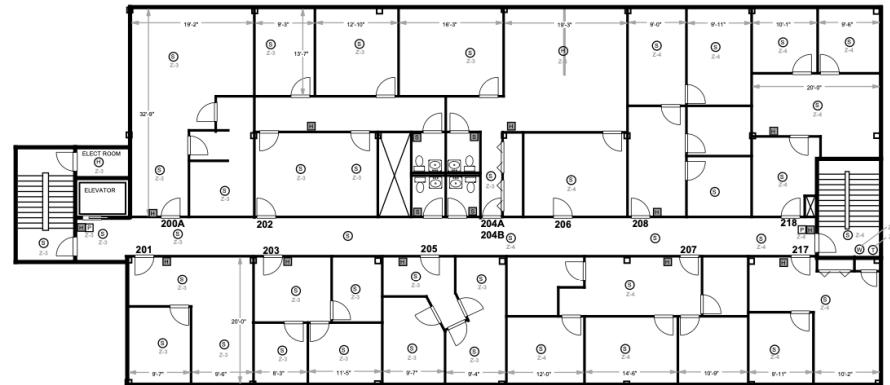
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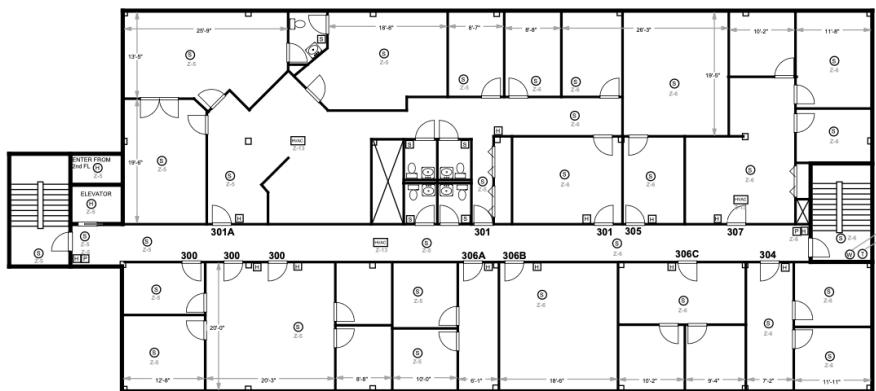
First Floor



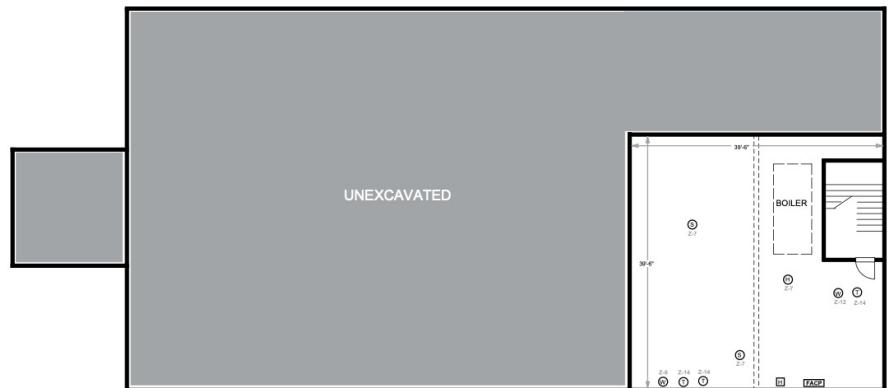
Second Floor



Third Floor



Basement



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AERIAL

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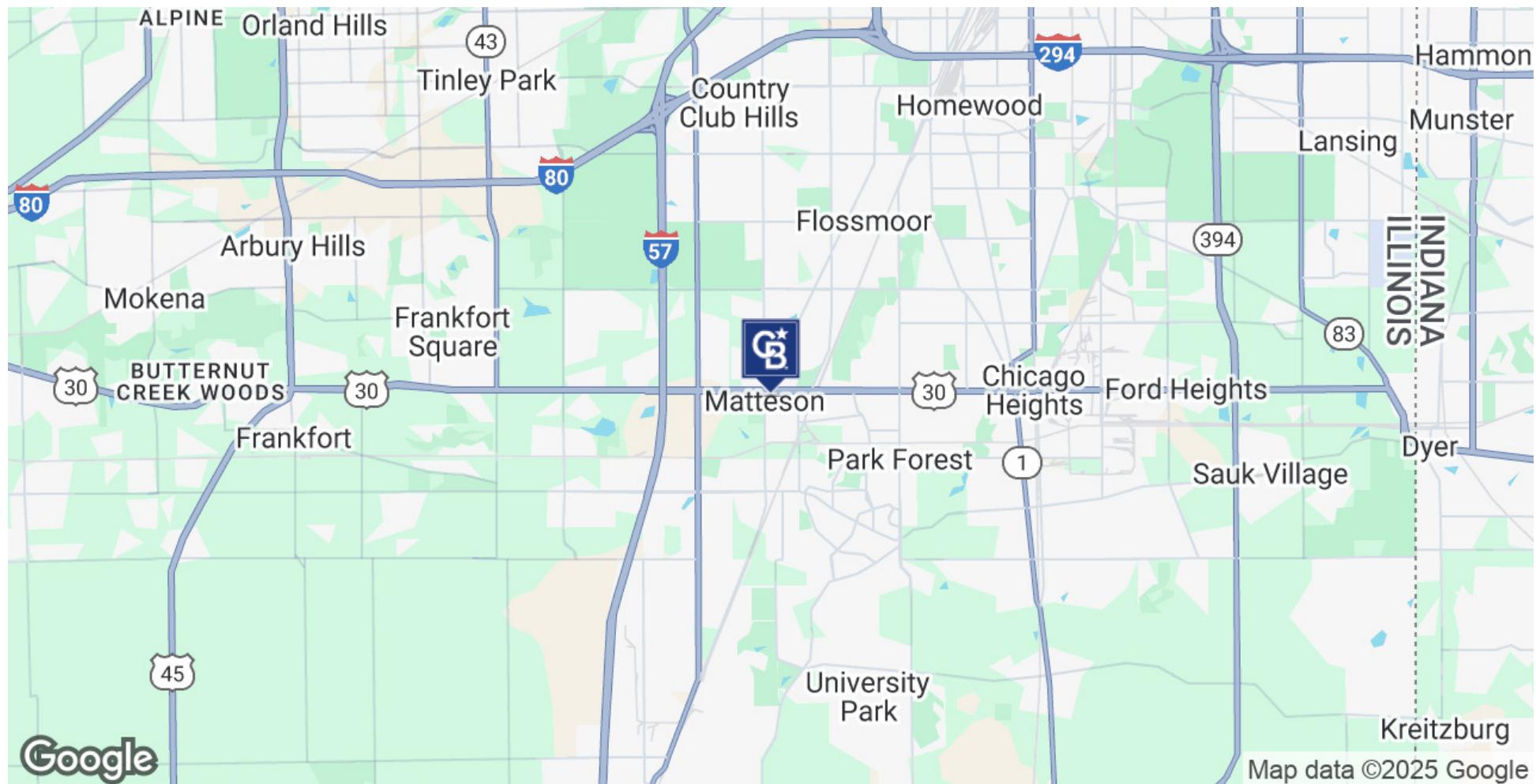
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LOCATION MAP

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DEMOGRAPHICS

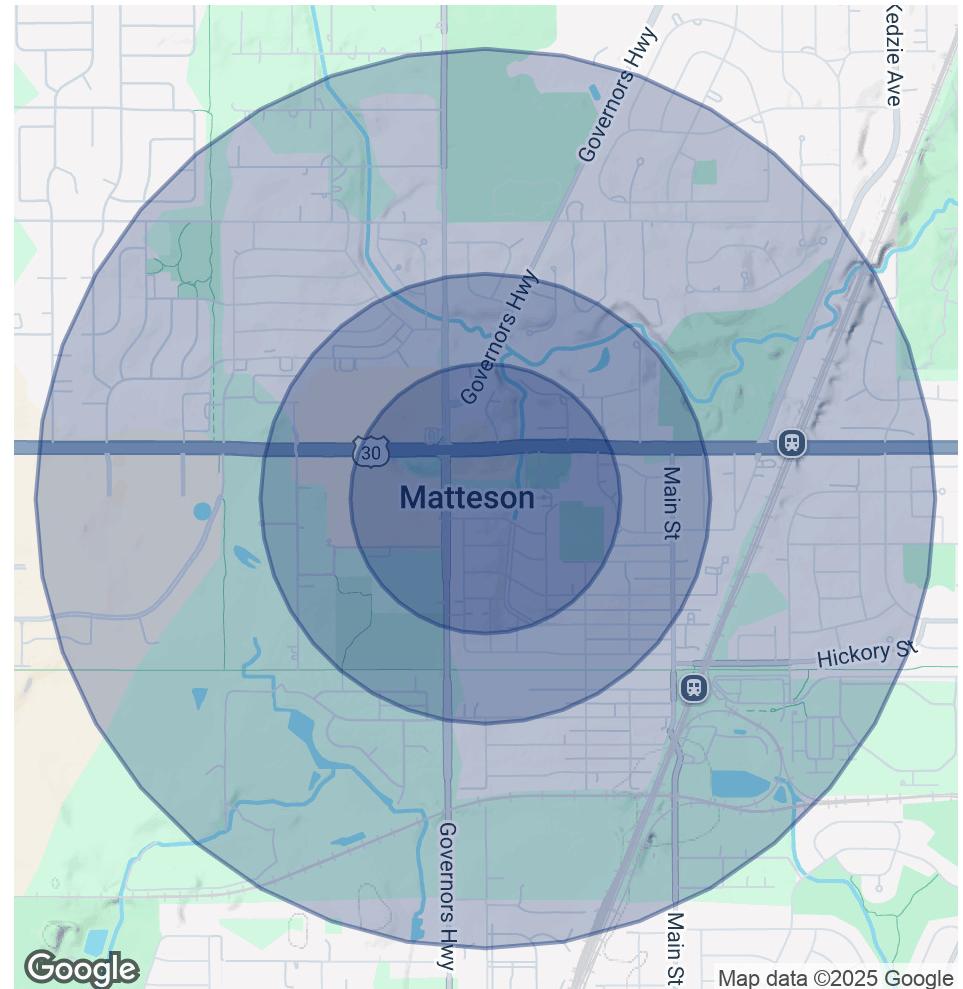
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	664	2,222	7,627
Average Age	42	42	43
Average Age (Male)	39	39	40
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	284	928	2,984
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$72,635	\$76,188	\$88,328
Average House Value	\$197,046	\$210,239	\$214,615

Demographics data derived from AlphaMap



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