

# 1754 North Washington Street

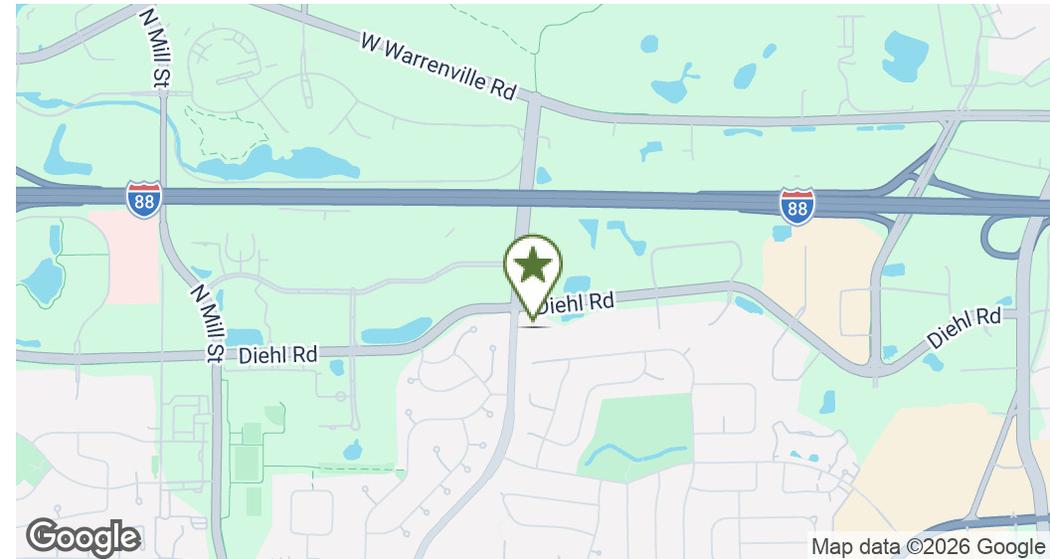
Naperville, IL 60563

OFFICE CONDO FOR SALE



john  
greene  
COMMERCIAL

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



### OFFERING SUMMARY

Sale Price:	\$435,000
HOA Fees:	\$1,000/month
Unit Size:	2,892± SF
Lot Size:	1.2 Acres
Year Built:	1995
Zoning:	OCI
Traffic Count:	14,710
Taxes:	\$8,879

### PROPERTY OVERVIEW

2,892± SF office condominium for sale consisting of three separate office suites with a shared hallway, restrooms, and small break area. The property provides ample on-site parking and is well located with convenient access to highways and downtown Naperville.

### PROPERTY HIGHLIGHTS

- Three office suites with common areas
- Ample onsite parking
- Convenient access to highways and downtown Naperville

#### Jon Waldron

jonwaldron@johngreenecommercial.com

815.693.0544

#### Troy Cooper

TroyCooper@johngreeneRealtor.com

630.362.3996

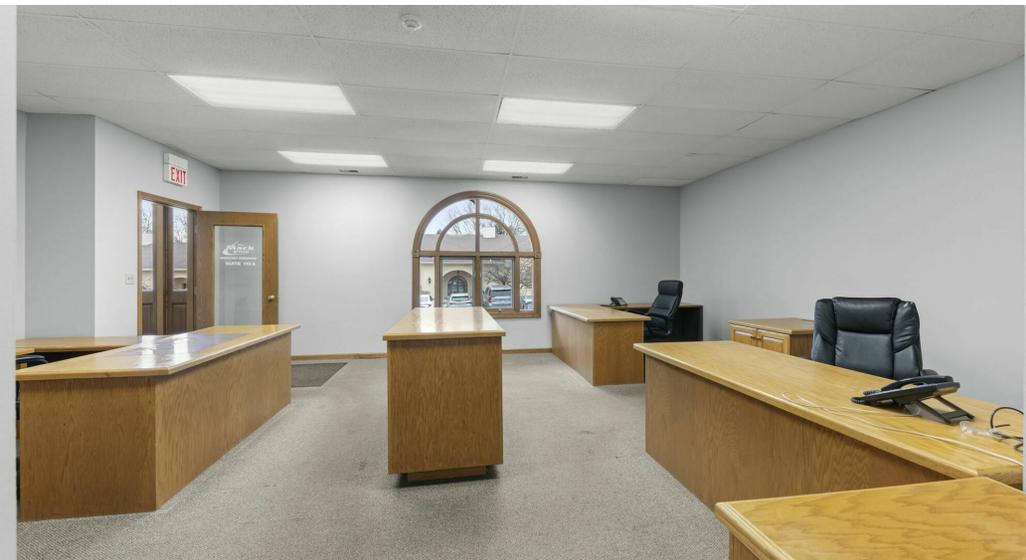
The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



# 1754 North Washington Street | Naperville, IL 60563

OFFICE CONDO FOR SALE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



**Jon Waldron**

jonwaldron@johngreenecommercial.com

815.693.0544

**Troy Cooper**

TroyCooper@johngreeneRealtor.com

630.362.3996

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

**john  
greene**  
COMMERCIAL

# 1754 North Washington Street | Naperville, IL 60563

OFFICE CONDO FOR SALE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



**Jon Waldron**

jonwaldron@johngreenecommercial.com

815.693.0544

**Troy Cooper**

TroyCooper@johngreeneRealtor.com

630.362.3996

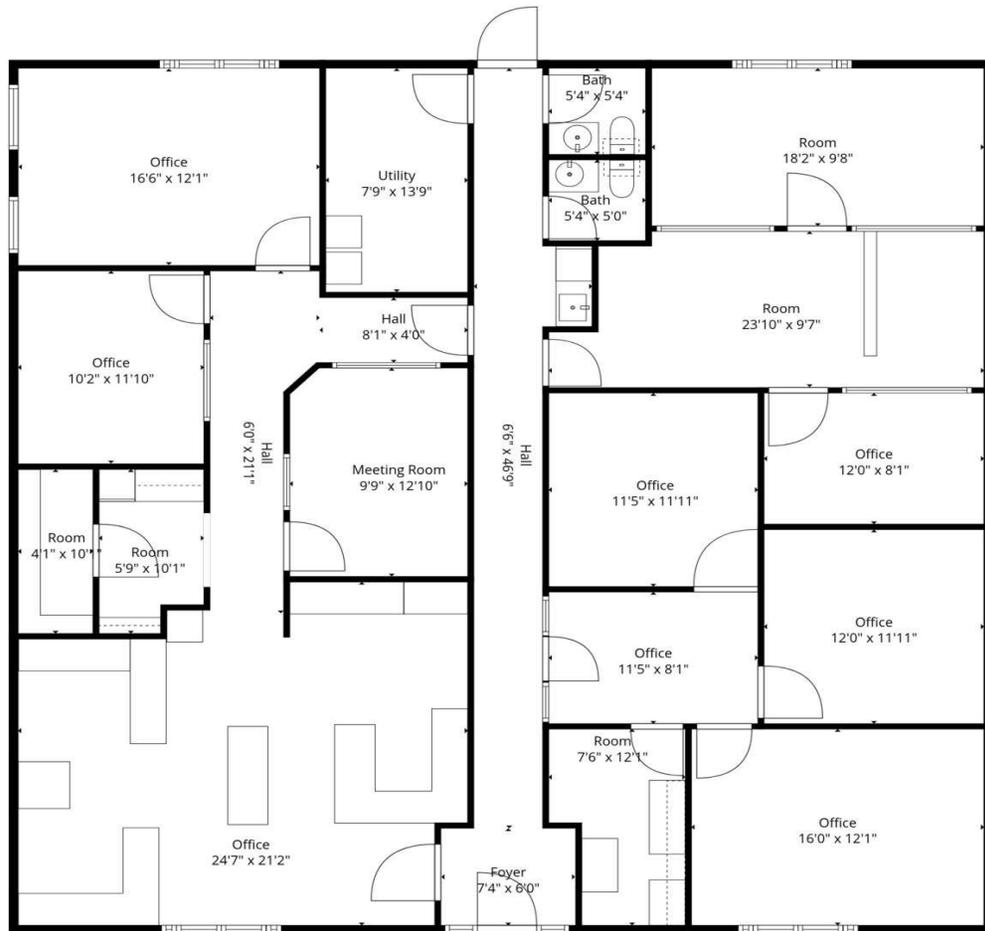
The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



# 1754 North Washington Street | Naperville, IL 60563

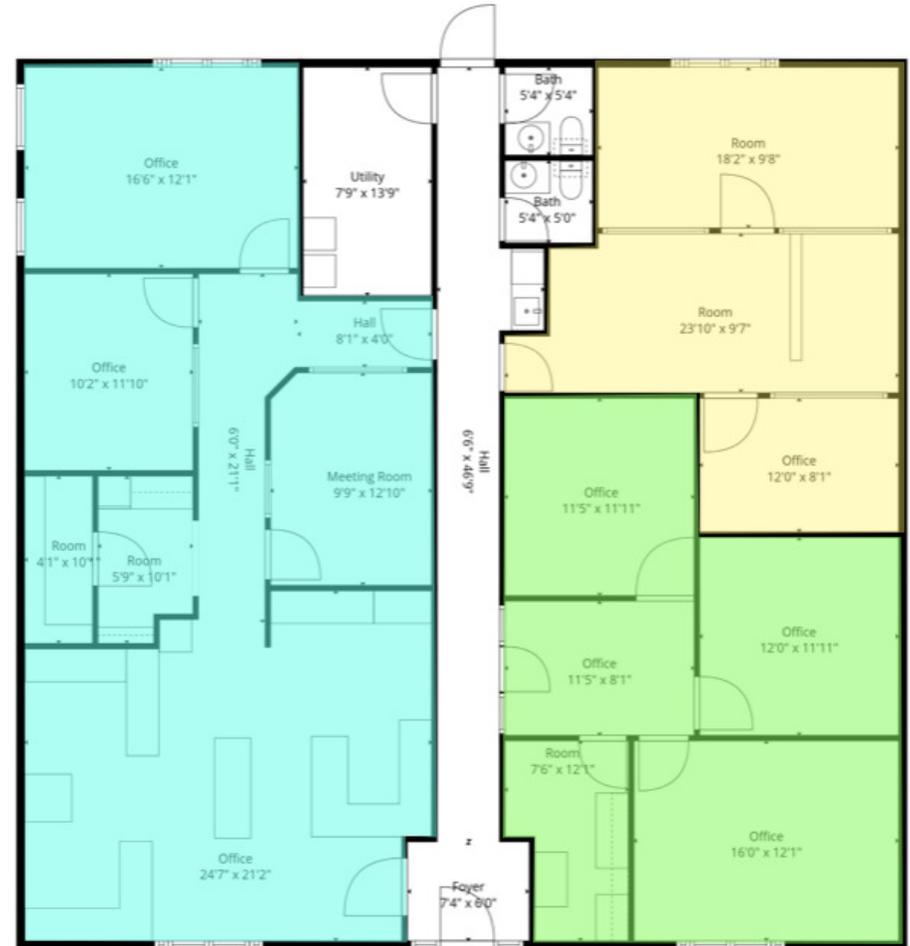
OFFICE CONDO FOR SALE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



**Total GLA: 2781 sq. ft | Total: 2892 sq. ft**  
 1st floor: 2781 sq. ft (Excluded areas 111 sq. ft)

Sizes And Dimensions Are Approximate. Actual May Vary.



**Total GLA: 2781 sq. ft | Total: 2892 sq. ft**  
 1st floor: 2781 sq. ft (Excluded areas 111 sq. ft)

Sizes And Dimensions Are Approximate. Actual May Vary.

**Jon Waldron**

jonwaldron@johngreenecommercial.com

815.693.0544

**Troy Cooper**

TroyCooper@johngreeneRealtor.com

630.362.3996

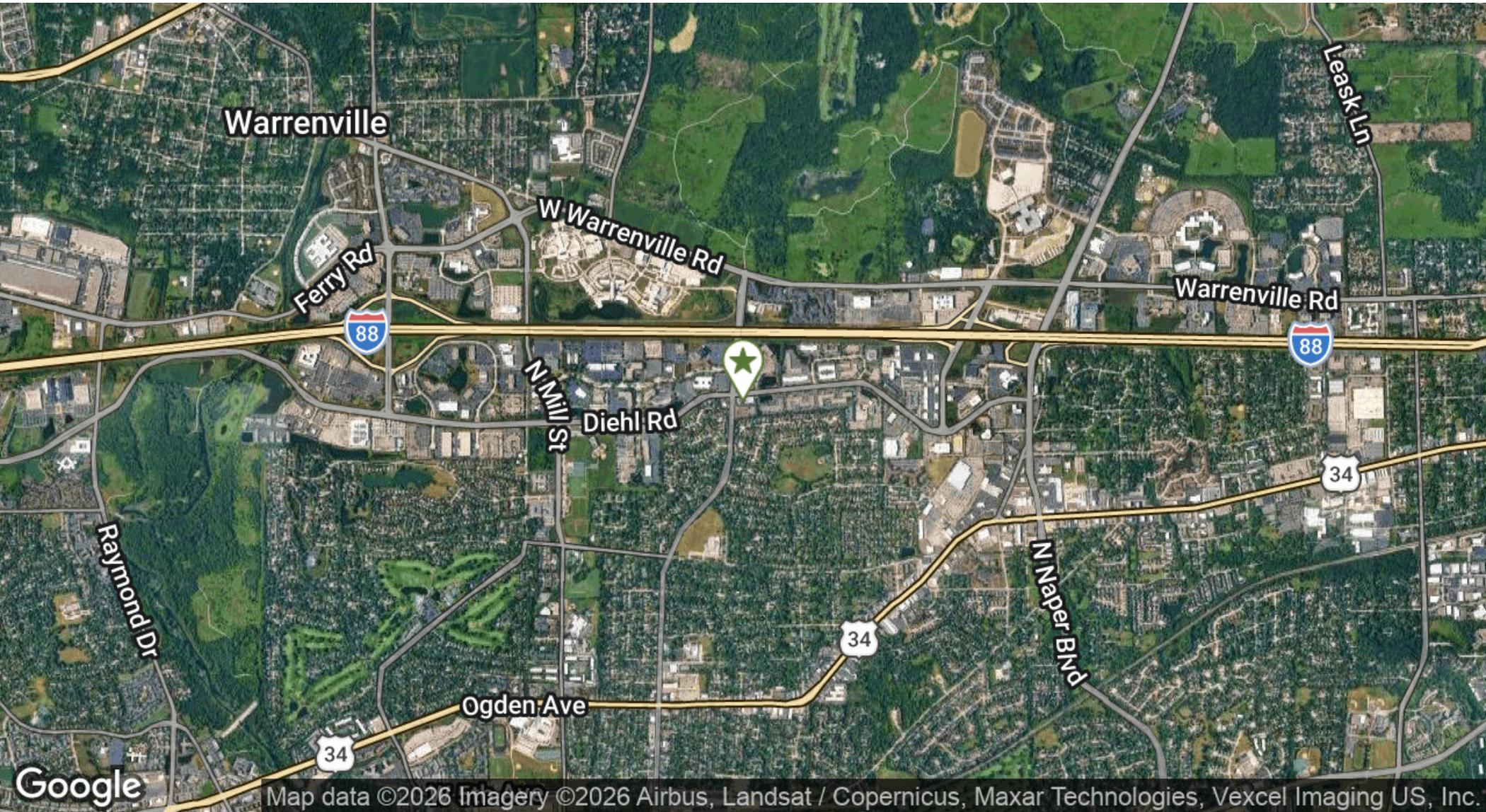
The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



# 1754 North Washington Street | Naperville, IL 60563

OFFICE CONDO FOR SALE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



**Jon Waldron**

jonwaldron@johngreenecommercial.com

815.693.0544

**Troy Cooper**

TroyCooper@johngreeneRealtor.com

630.362.3996

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

**john  
greene**  
COMMERCIAL

# 1754 North Washington Street | Naperville, IL 60563

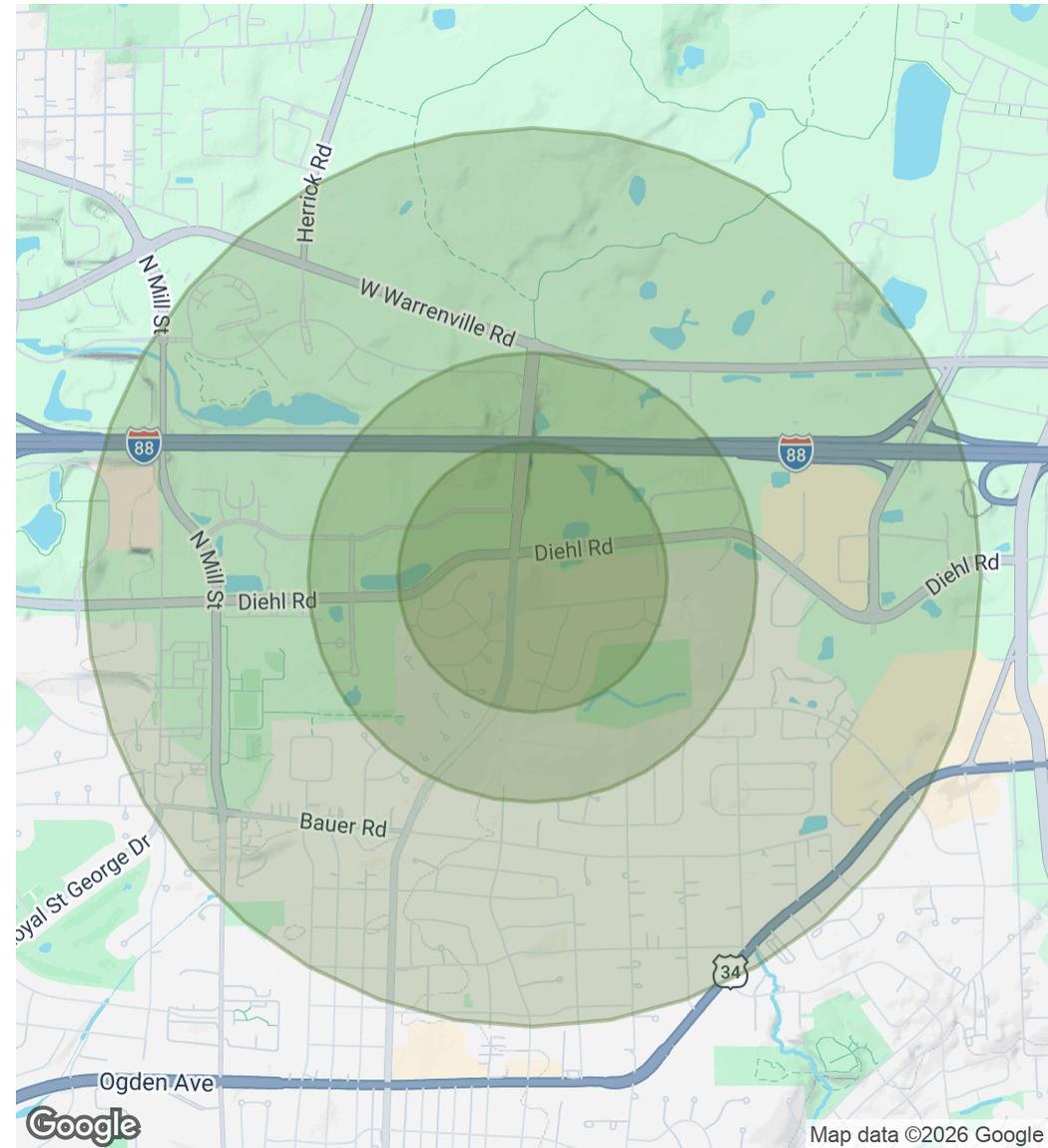
OFFICE CONDO FOR SALE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	405	1,773	5,939
Average Age	41	41	42
Average Age (Male)	40	40	41
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	187	790	2,414
# of Persons per HH	2.2	2.2	2.5
Average HH Income	\$153,059	\$153,021	\$166,543
Average House Value	\$564,472	\$554,511	\$577,145

Demographics data derived from AlphaMap



Map data ©2026 Google

**Jon Waldron**

jonwaldron@johngreenecommercial.com

815.693.0544

**Troy Cooper**

TroyCooper@johngreeneRealtor.com

630.362.3996

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

**john  
greene**  
COMMERCIAL