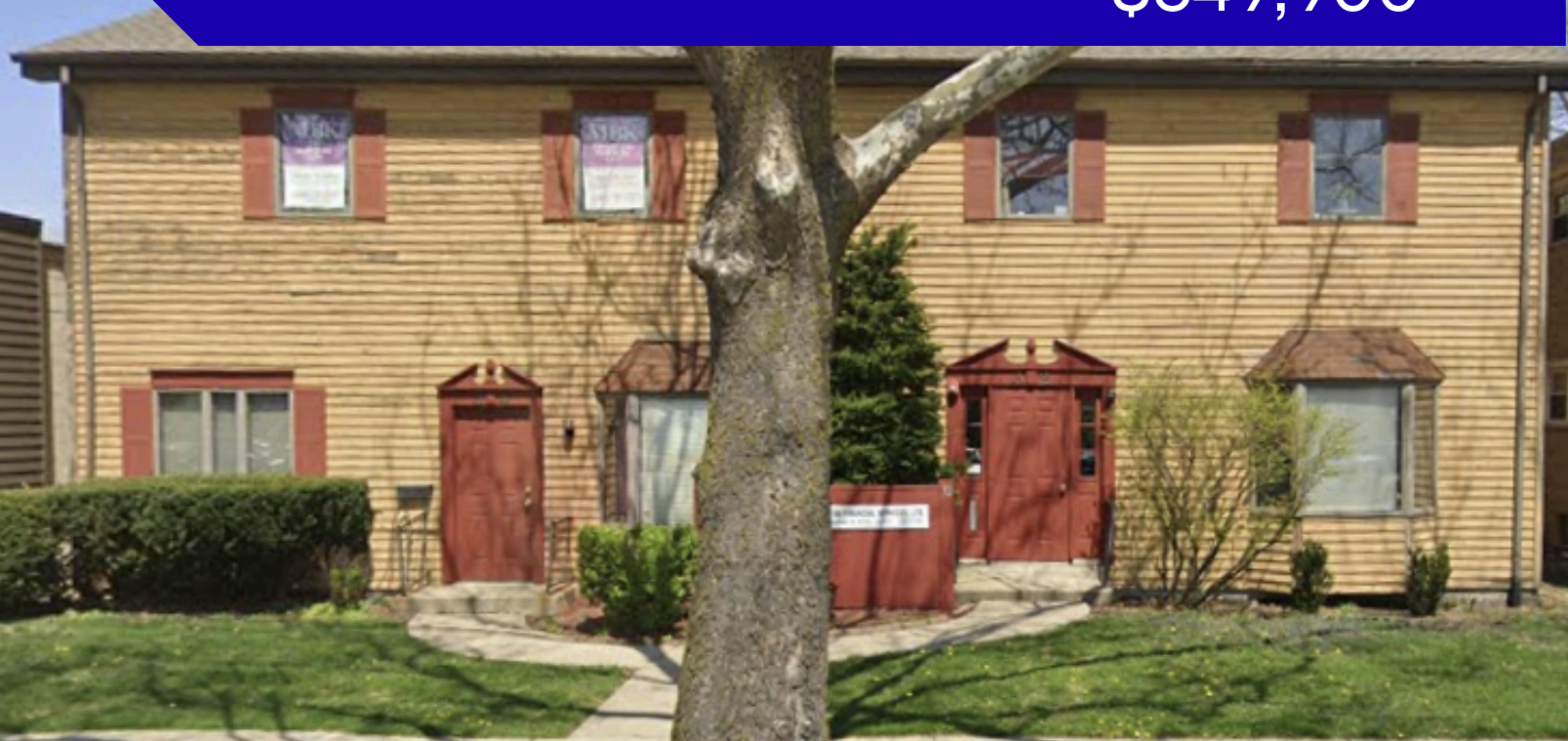


32 W Burlington Ave, Westmont, IL

\$649,900



Highlights:

- 8-Unit Office Building
- Value Add Opportunity
- Basement offers room to create additional office spaces for increased functionality or rental income.
- Below-Market Rents Offer Immediate Upside
- Walkable Downtown Location Near Metra
- Rare Investment Opportunity in Westmont Core

Value-Add Potential

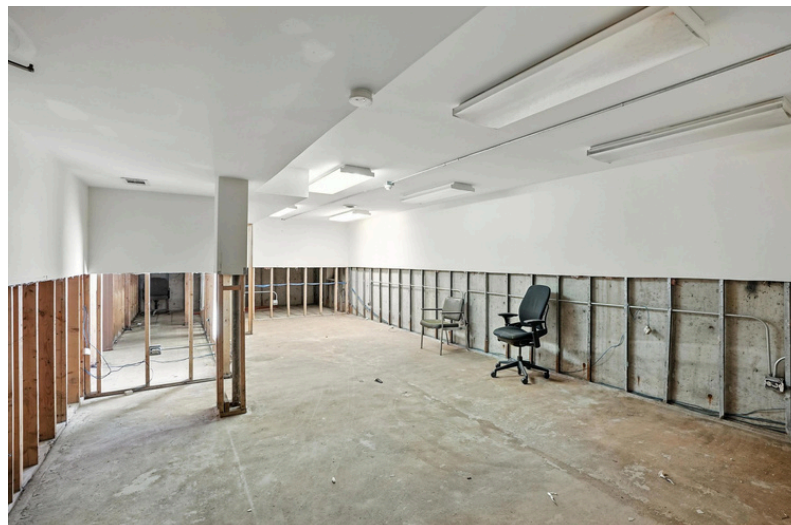
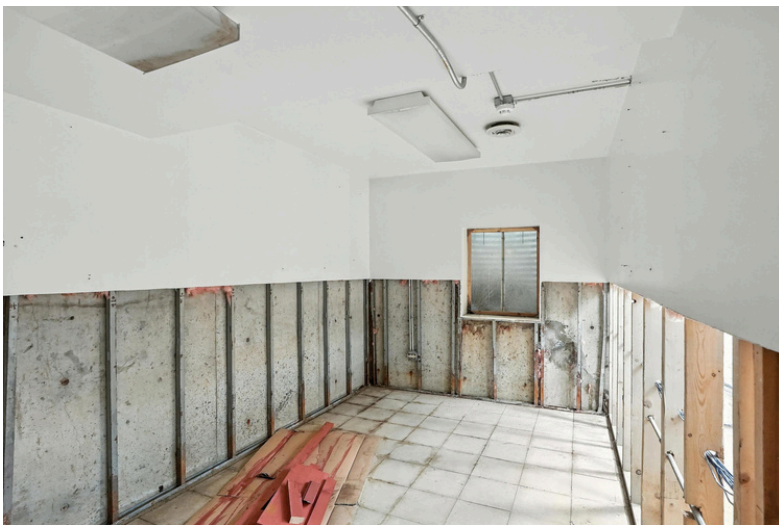
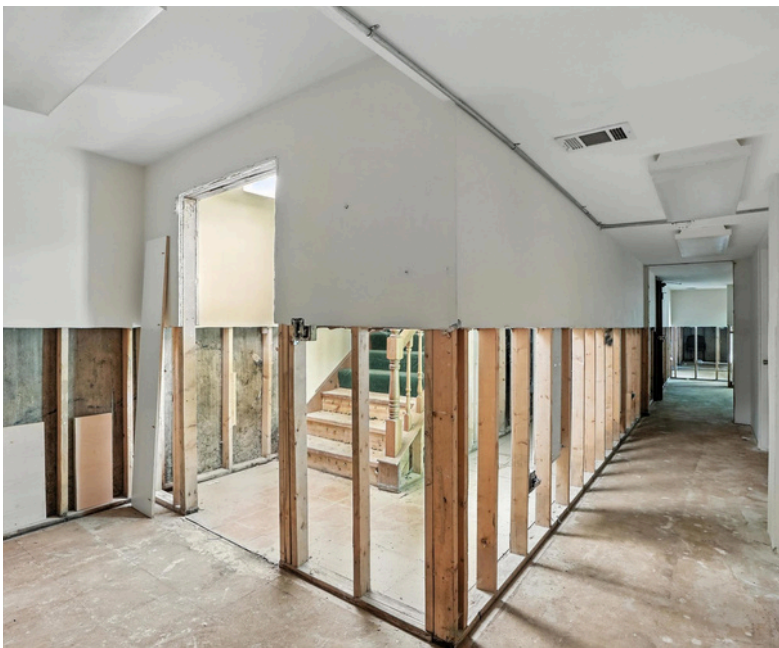
This well-located commercial building features eight professional office suites. The remaining vacant suites and potential for basement build-out offer strong upside through new leases and rental increases.

Situated just off Cass Avenue in downtown Westmont, the property benefits from strong pedestrian traffic, public transit access, and proximity to local dining, retail, and government offices. The building also includes signage visibility and rear parking. This is an excellent opportunity for investors looking to acquire a stable, income-producing asset with future value-add through lease turnover and rent growth.

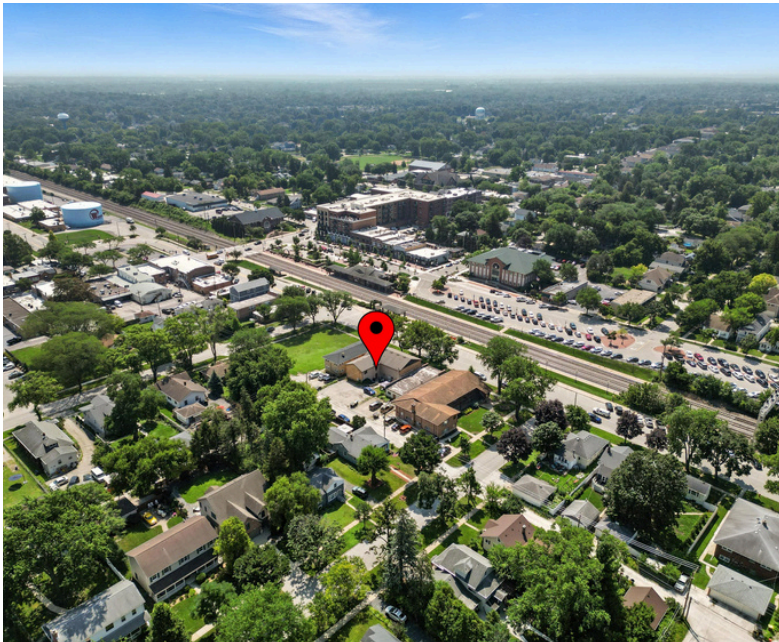
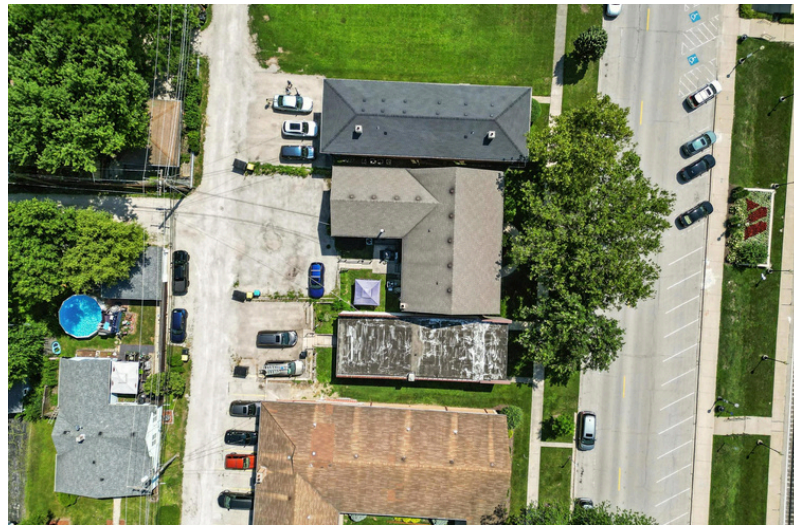
32 W Burlington Ave, Westmont, IL INTERIOR - PHOTOS



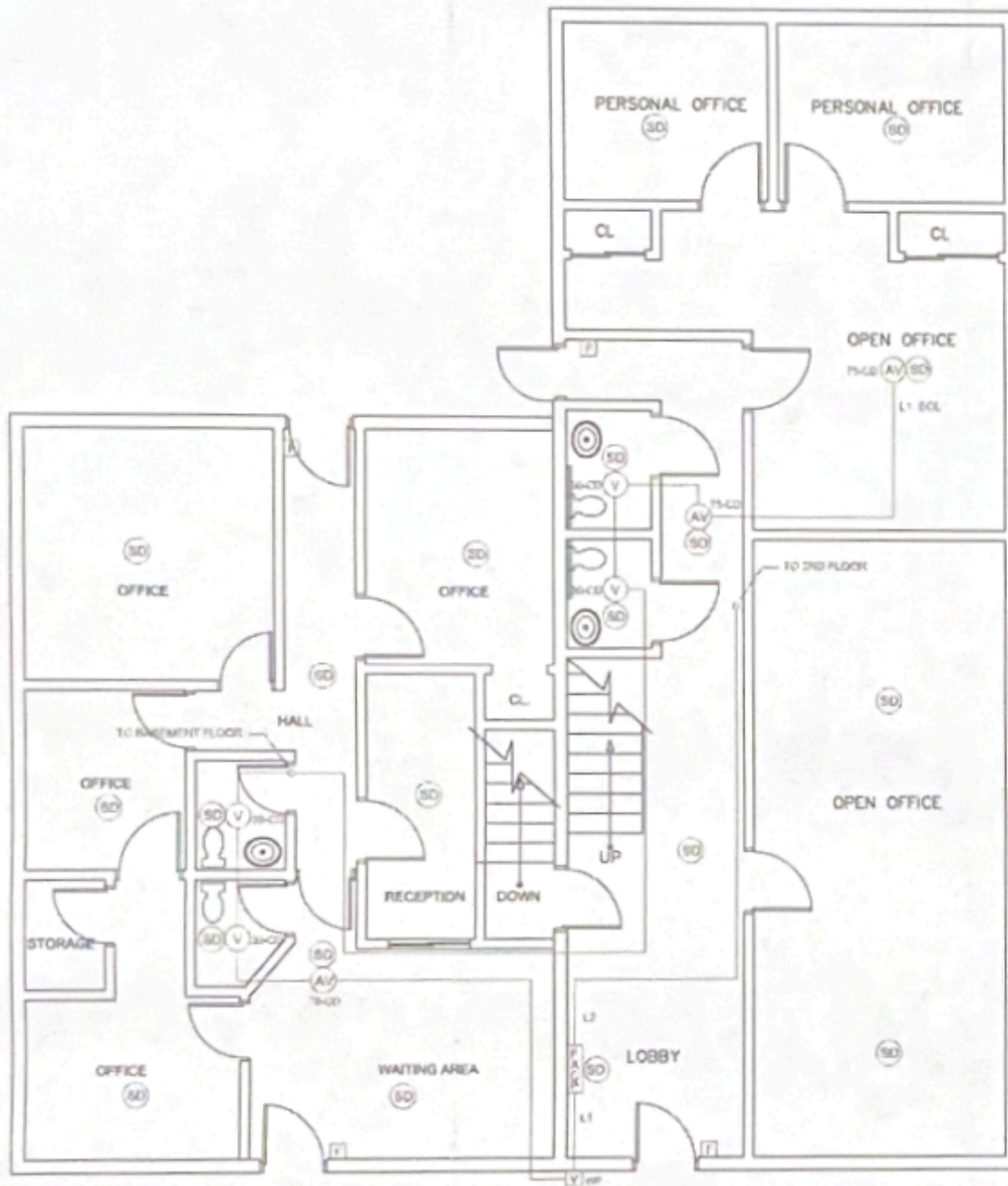
32 W Burlington Ave, Westmont, IL BASEMENT - PHOTOS



32 W Burlington Ave, Westmont, IL EXTERIOR - PHOTOS



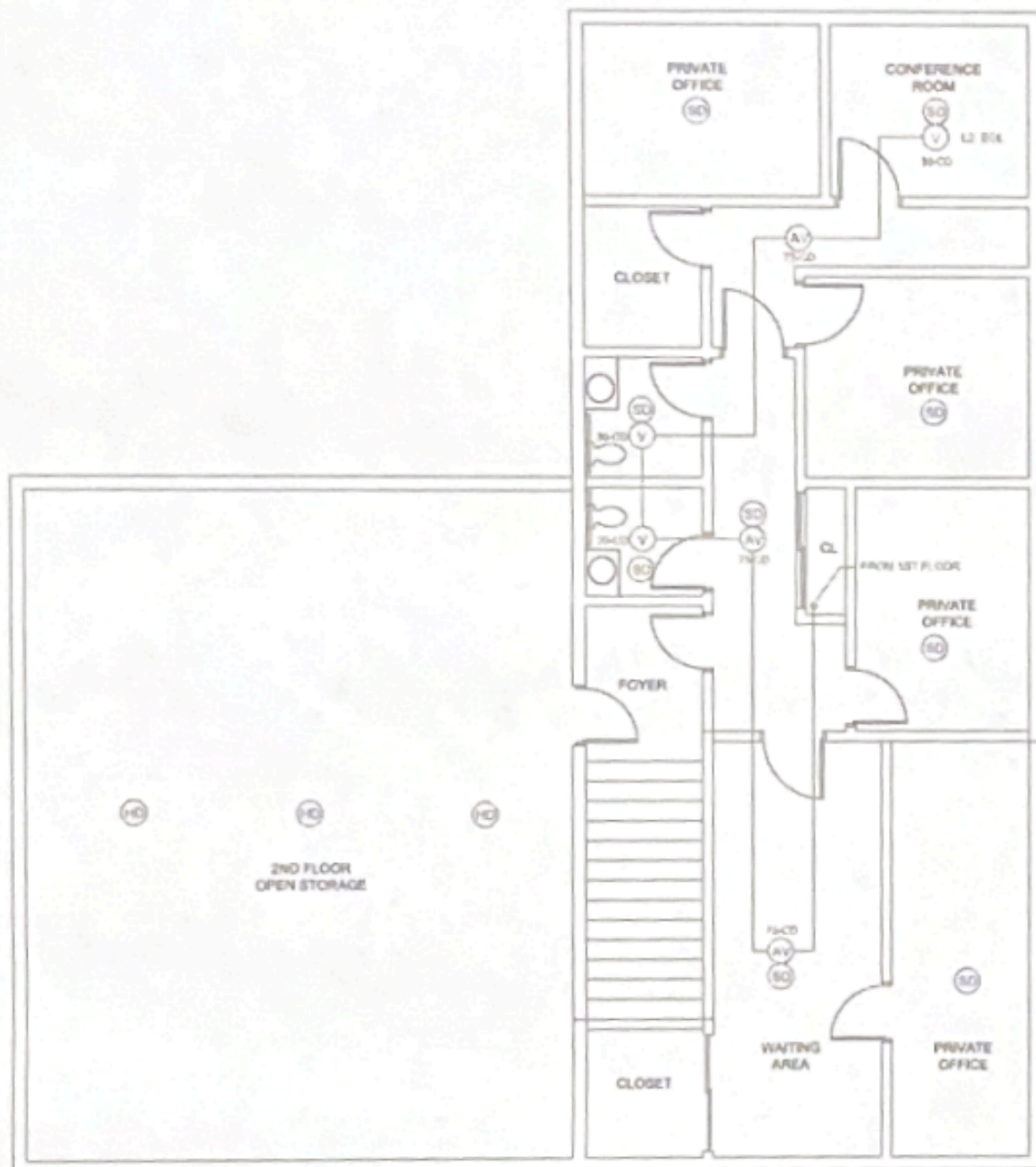
32 W Burlington Ave, Westmont, IL First Floor - Floor Plan



FIRST FLOOR PLAN

SCALE: 1/8" = 1' - 0"

32 W Burlington Ave, Westmont, IL Second Floor - Floor Plan

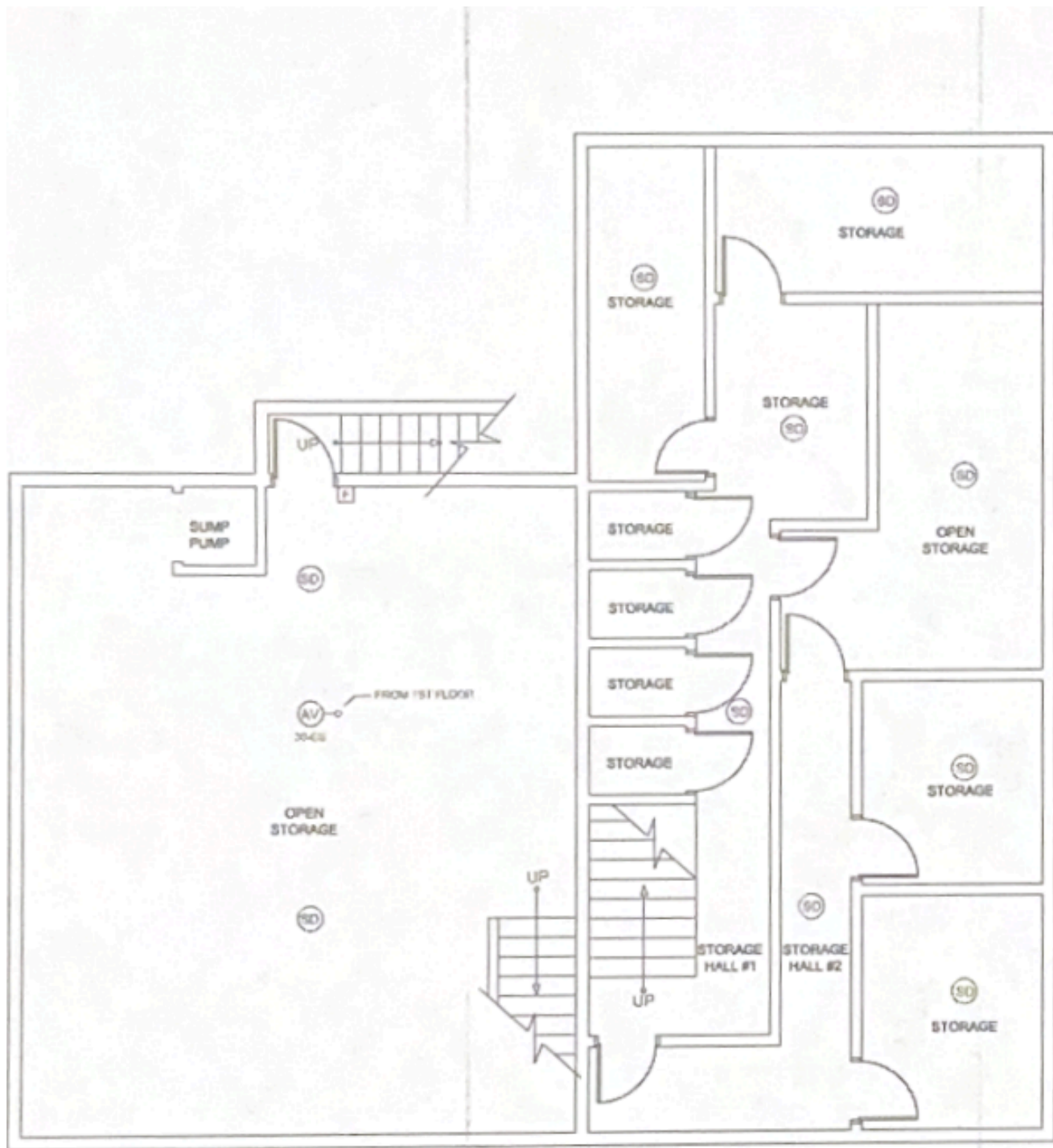


2ND FLOOR

2ND FLOOR PLAN

SCALE: 1/8" = 1' - 0"

32 W Burlington Ave, Westmont, IL Below Grade Floor - Floor Plan



BELOW GRADE FLOOR PLAN W/ GRADE
SCALE: 1/8" = 1' - 0"

FINANCIAL ANALYSIS 2025



Expenses - 2025

Category	\$
Property Taxes ▾	\$17,865.60
Maintenance ▾	\$3,600 (Assumptions)
Insurance ▾	\$5,917.32
Utilities ▾	\$3,600 (Assumptions)
Management ▾	\$4,050 (Assumptions)
	TOTAL \$35,032.92

For further inquiries or to schedule a viewing,
please contact: **Joey Batliner (224) 401-9152**

FINANCIAL ANALYSIS 2024



Leases

Category	Yearly
Suite 1B ▾	Vacant
Suite 1C ▾	Vacant
Suite 2 ▾	Vacant
Suite 3 ▾	\$19,400
Suite 4 ▾	\$7,200
Suite 5 ▾	\$8,550
Suite 6 ▾	Vacant
Suite 7 ▾	\$1,920
Parking For 1 Individual ▾	\$240
Total	\$37,310

All information is provided for informational purposes only and is subject to errors, omissions, and change without notice. Listing Leaders Northwest & AJ Commercial Group makes no representations or warranties, express or implied, as to the accuracy or completeness of the information. Buyers must conduct their own independent due diligence.

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