

1754 North Washington Street

Naperville, IL 60563

OFFICE CONDO FOR SALE



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



OFFERING SUMMARY

Sale Price:	\$399,900
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

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815.693.0544

Troy Cooper

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630.362.3996

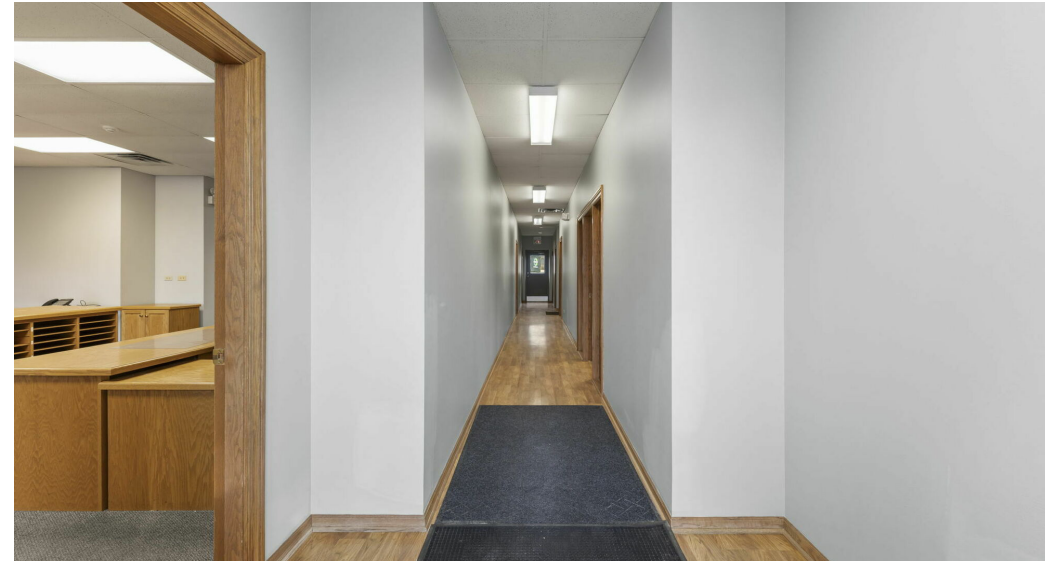
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COMMERCIAL

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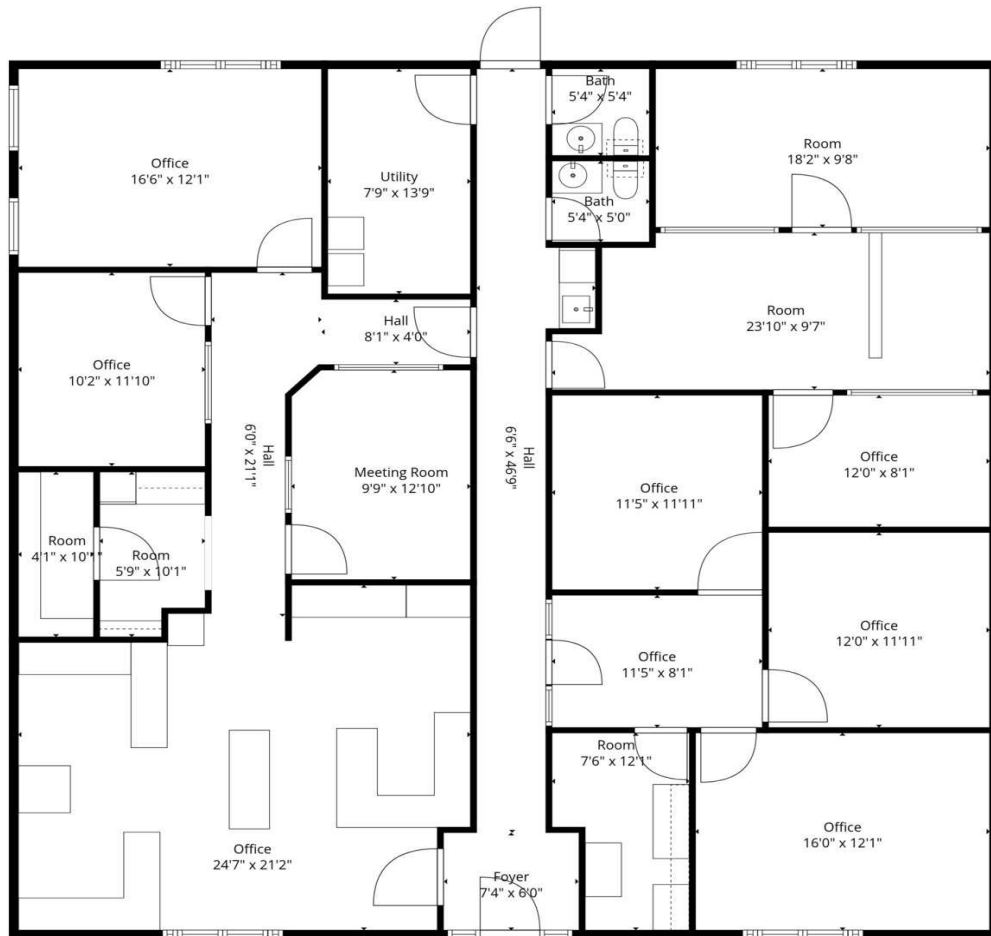
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Total GLA: 2781 sq. ft | Total: 2892 sq. ft
 1st floor: 2781 sq. ft (Excluded areas 111 sq. ft)

Sizes And Dimensions Are Approximate. Actual May Vary.



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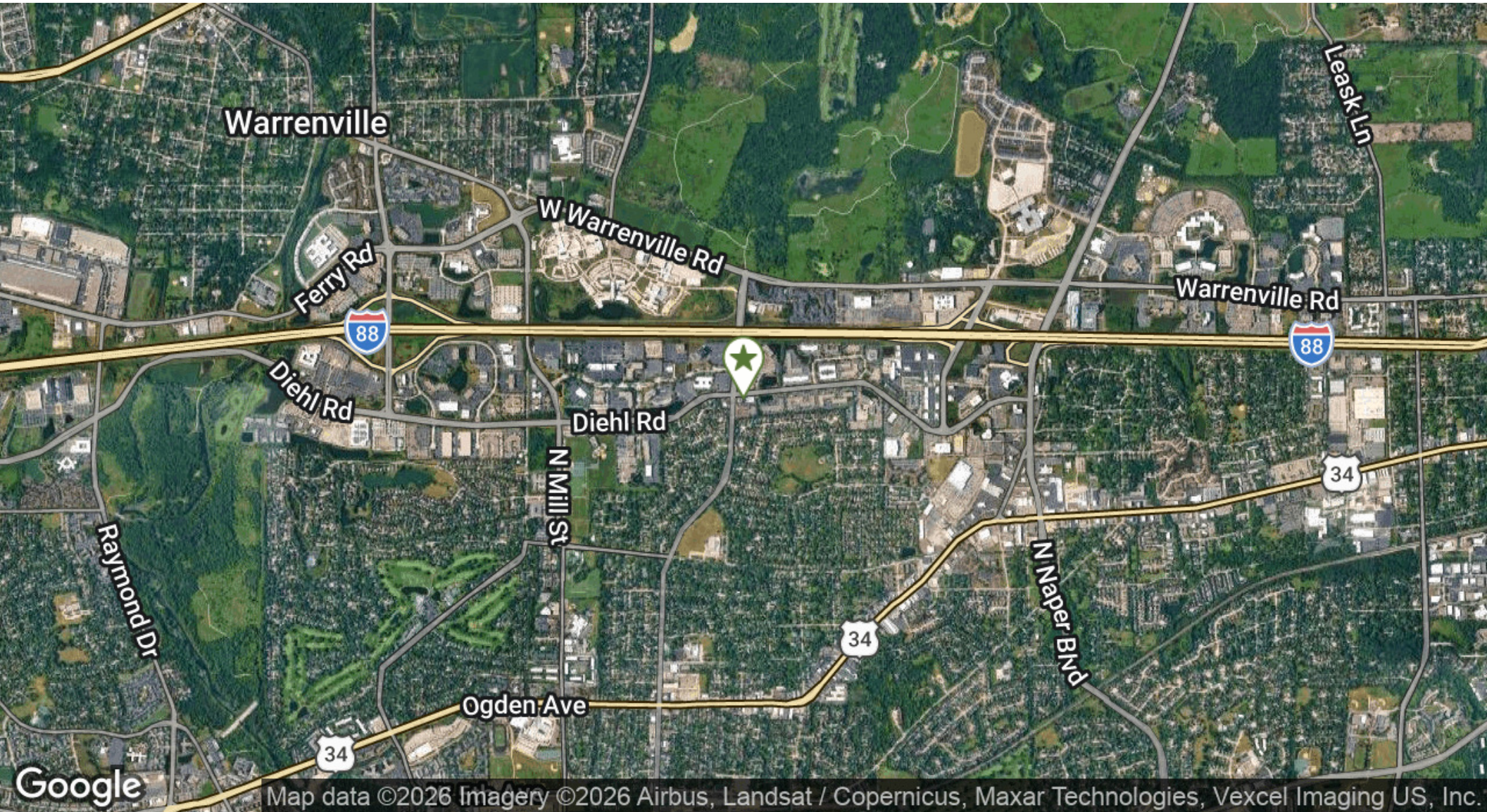
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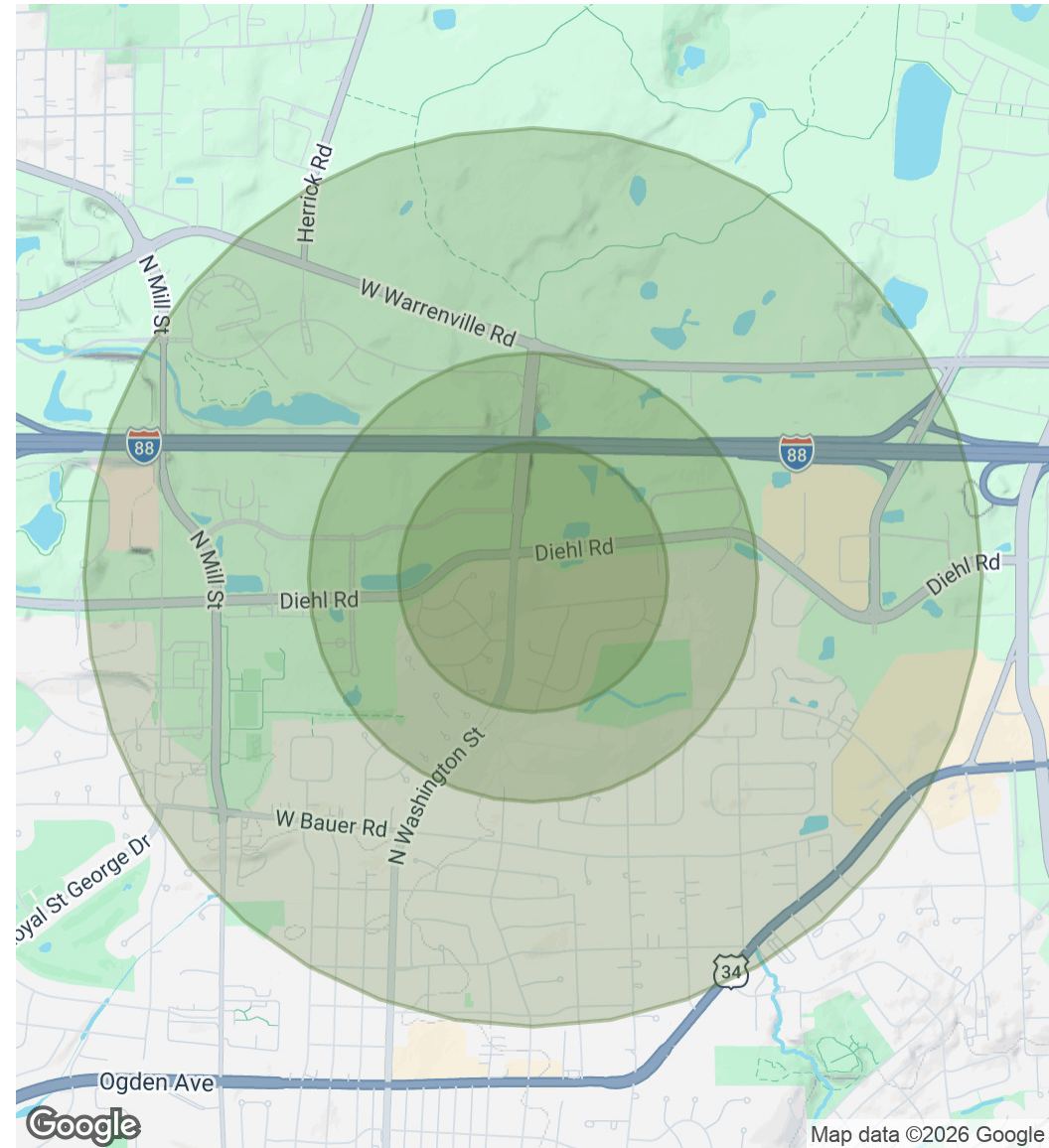
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	405	1,773	5,939
Average Age	41	41	42
Average Age (Male)	40	40	41
Average Age (Female)	42	42	43

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

2020 American Community Survey (ACS)



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