



SCHRAMKO
REAL ESTATE



Hinsdale

For Sale:

18 W. First Street, Hinsdale, IL. Beautiful 3 story, 9,046 SF fully renovated commercial building located in the heart of downtown Hinsdale. Rare Free-Standing building with windows on all 4 sides of the building offering visibility and light to the tenant spaces. ADA accessible with elevator serving all floors. Surrounded by retail shops, and restaurants. Ideal investment and/or owner-occupied opportunity. Call for details.



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18 W. First Street, Hinsdale, IL

Property Details:

Address: 18 W. First Street, Hinsdale, IL

County: DuPage

Zoning: B-2

Lot Size: 2,904 sf

Occupancy: 100%

Total GLA: 9,046.13 sf

Ground Level: 1,847.50 sf

1st Floor Retail: 1,732.00 sf

1st Floor Rear Office: 737.63 sf

2nd Floor: 2,529 sf

3rd Floor: 2,200 sf

Operating Expenses: \$3.87 psf

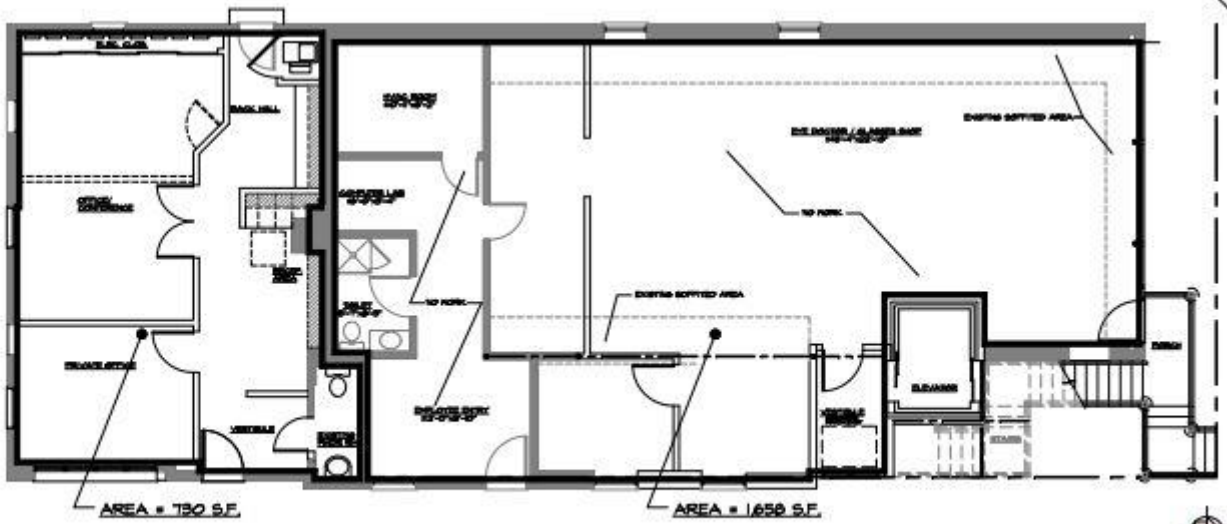
Insurance: \$1.49 psf

Real Estate Tax: \$2.33 psf

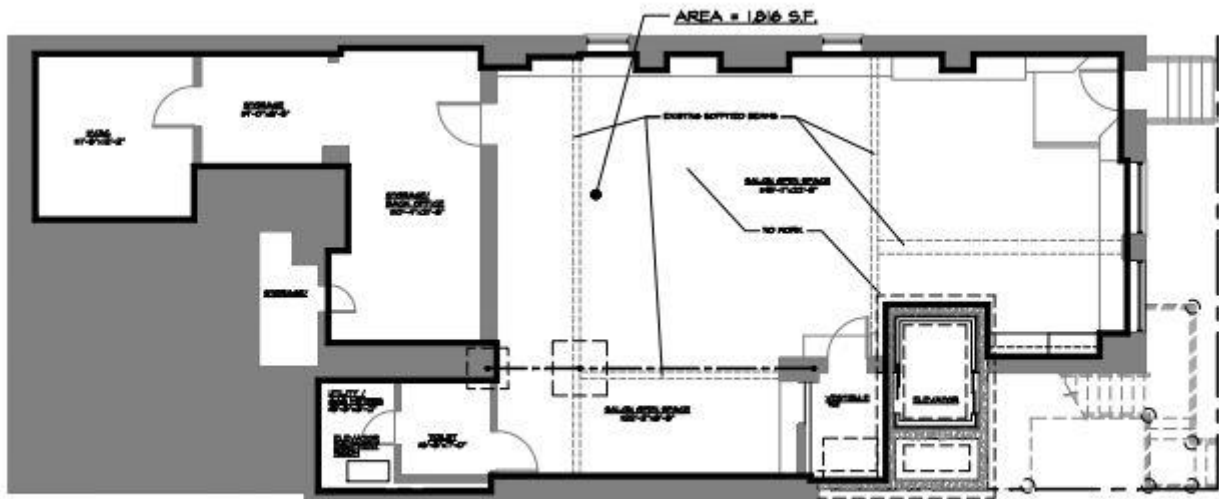
Price: \$2,500,000

18 W. First Street, Hinsdale, IL



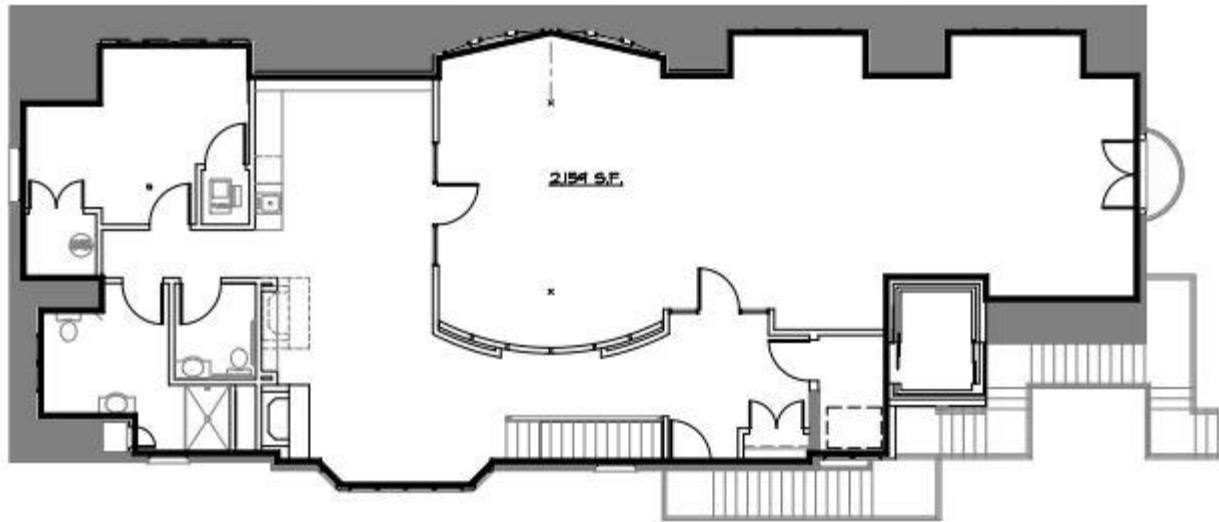


15 FIRST FLOOR SQ. FT. = $730 + 1650 = 2380$ S.F. AS SHOWN
 SCALE: 1/4" = 1'-0"

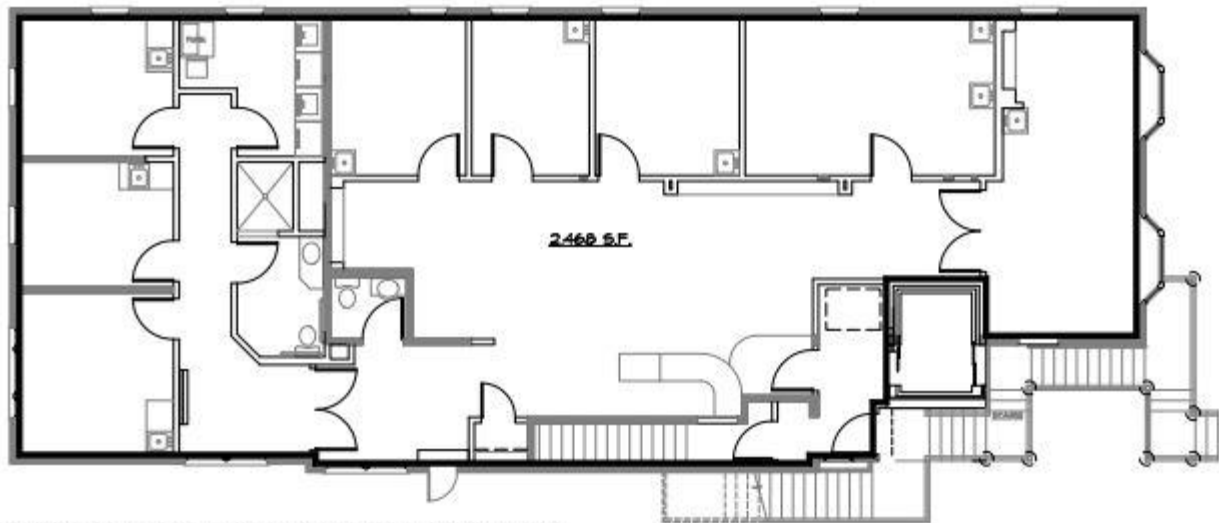


16 BASEMENT SQ. FT. = 1816 S.F. AS SHOWN
 SCALE: 1/4" = 1'-0"

18 East First Street
 Ground Level
 First Floor



15 THIRD FLOOR FINISHES AND ELECTRICAL PLAN
SCALE 1/4" = 1'-0"



16 SECOND FLOOR FINISHES AND ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

18 East First Street
2nd Floor
3rd Floor



First Floor



First Floor Frontage

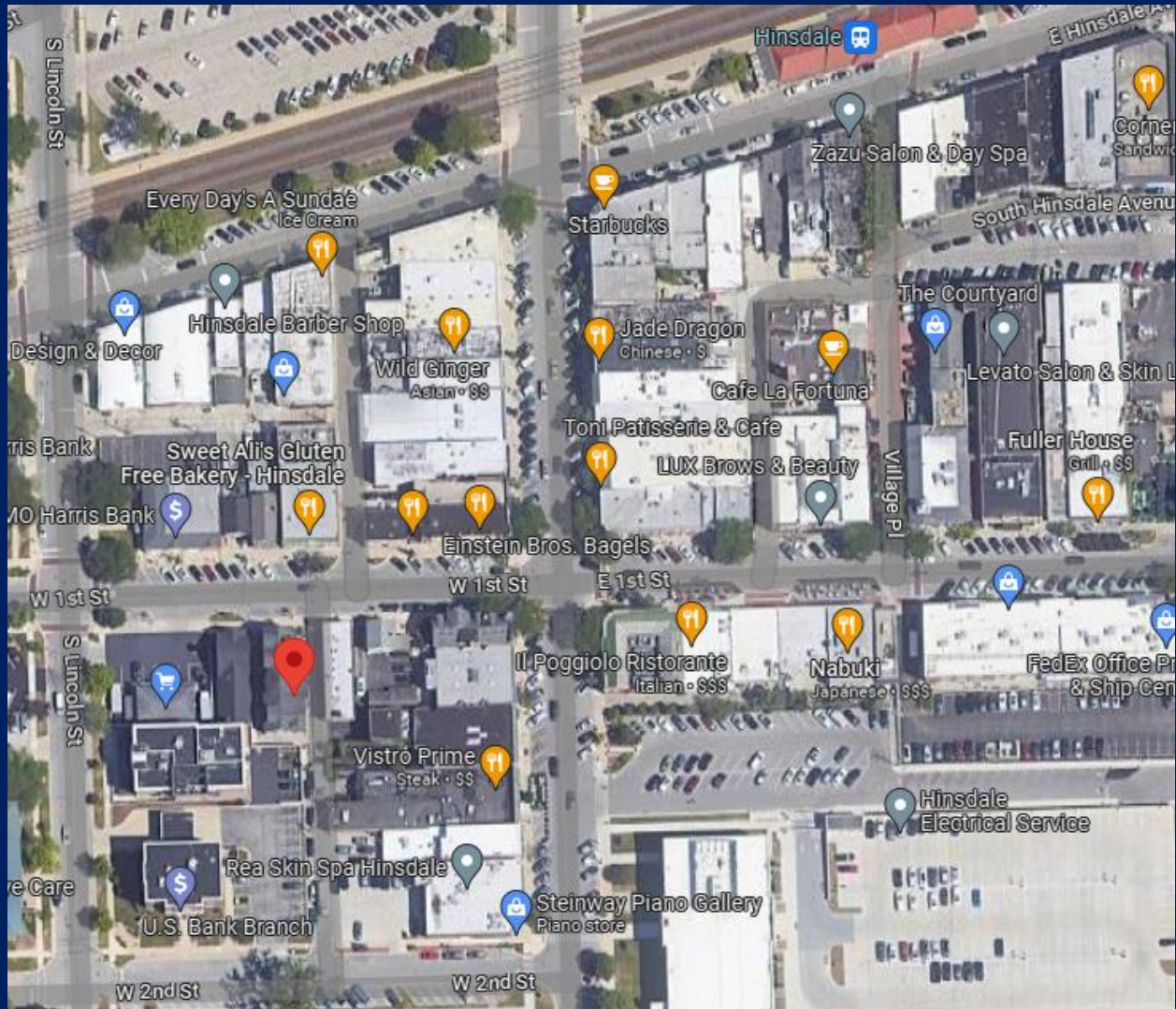


First Floor



Third Floor

Downtown Hinsdale



For further information and property details, please contact:

SCHRAMKO REAL ESTATE CORPORATION
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(630) 986-9400

Properties are subject to prior sale, withdrawal and other sales or rental conditions. Terms are subject to errors, omissions and change without notice.