

OFFICE BUILDING FOR SALE

3601 MCDONOUGH ST

3601 McDonough St Joliet, IL 60431



SALE PRICE

\$1,475,000

Nick Ferro

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LOCATION DESCRIPTION

Located in Joliet, IL, the area surrounding the property boasts a vibrant commercial landscape and abundant amenities. The property is conveniently situated near major transportation arteries, providing easy access for employees and clients. With a thriving mix of retail, dining, and recreational options, the area surrounding the property offers an attractive location for office building investment.

PROPERTY HIGHLIGHTS

- 7,680 SF modern office building
- 10 Private Offices
- 2 Conference Rooms
- Full, Unfinished English Basement
- Built in 2010 for contemporary business needs
- Zoned I-1 for versatile office use
- Located in the thriving Joliet area

OFFERING SUMMARY

Sale Price:	\$1,475,000
Lot Size:	3.23 Acres
Building Size:	7,680 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	280	1,534
Total Population	247	850	4,398
Average HH Income	\$102,291	\$104,300	\$104,726

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HIGHLIGHTS

FOR SALE

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Property Type	Office
Property Subtype	Office Building
APN	05061430300(1,2,&3)0000
Building Size	7,680 SF
Lot Size	3.23 Acres
Building Class	A
Year Built	2010
Number of Floors	1
Average Floor Size	7,680 SF
Parking Spaces	32
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

Invest in prime commercial real estate with this impressive 7,680 SF office building at 3601 McDonough St, Joliet, IL. Built in 2010, this property features a spacious layout designed for modern business needs, with flexible possibilities for tenants. Zoned I-1, it is perfectly suited for a range of office uses and provides ample parking for convenience. This is an exceptional opportunity to own a well-maintained, contemporary office building in the thriving Joliet area, making it an ideal investment for the discerning investor seeking a strong foothold in the commercial real estate market.



- 7,680 SF modern office building
- 10 Private Offices
- 2 Conference Rooms
- Welcoming Reception Area
- Full, Unfinished English Basement
- Built in 2010 for contemporary business needs
- Zoned I-1 for versatile office use
- Located in the thriving Joliet area

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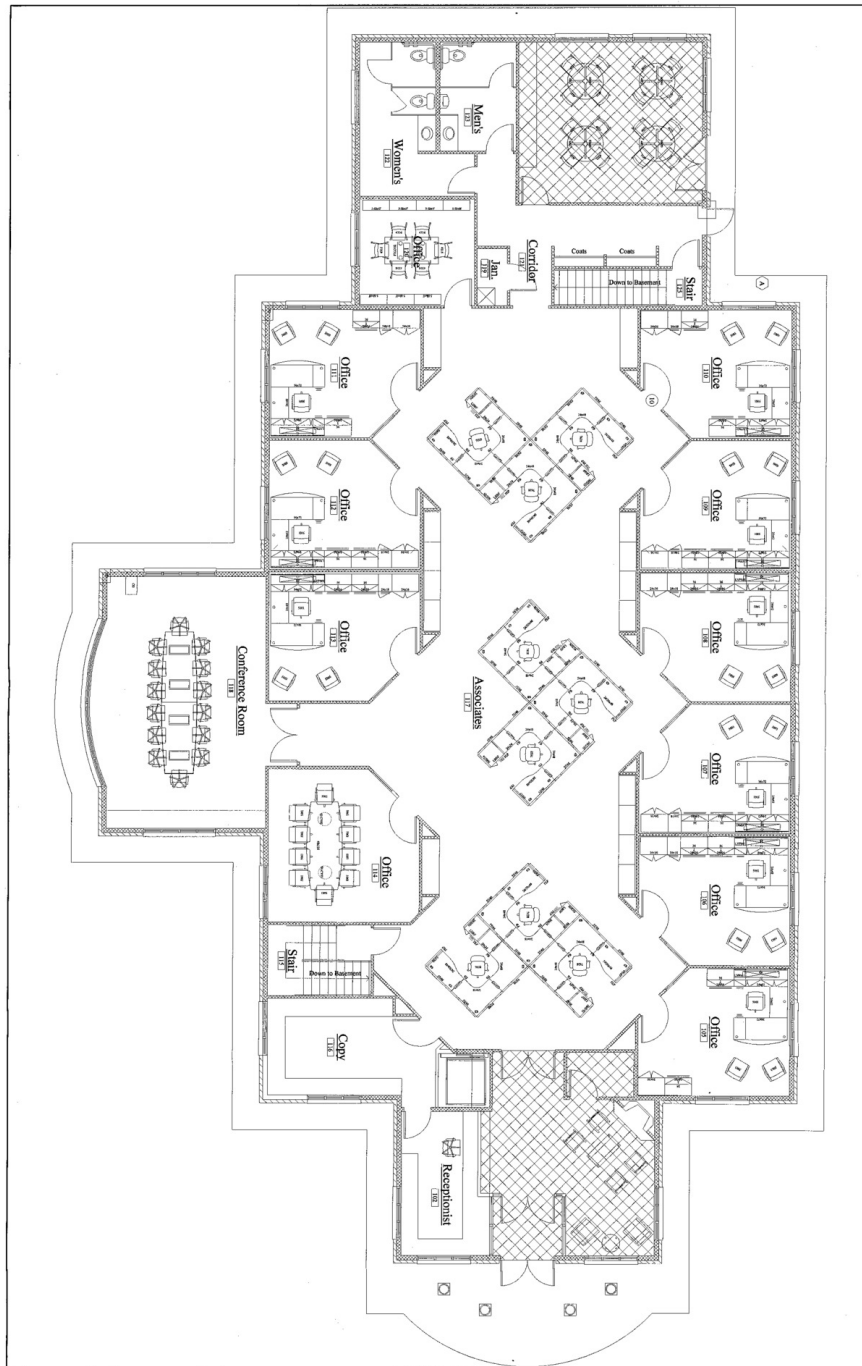


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FLOOR PLAN

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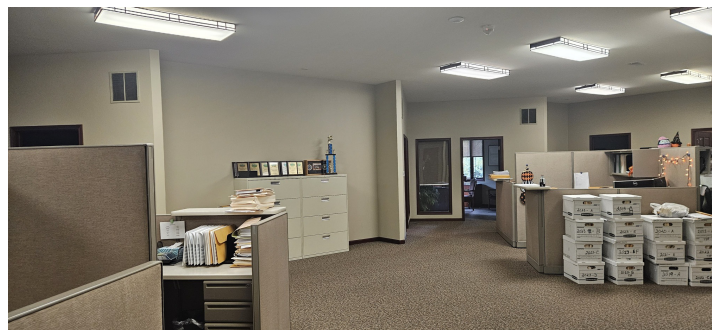
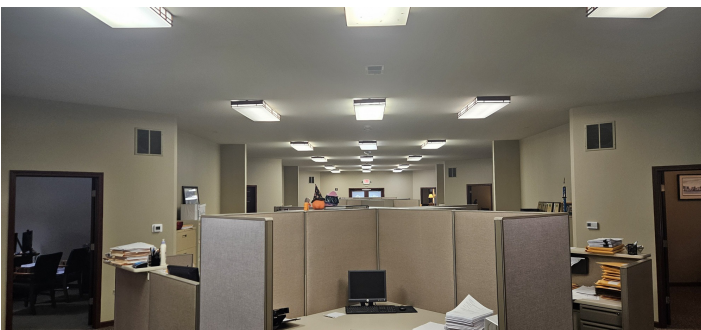


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PHOTOS

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AERIAL VIEW

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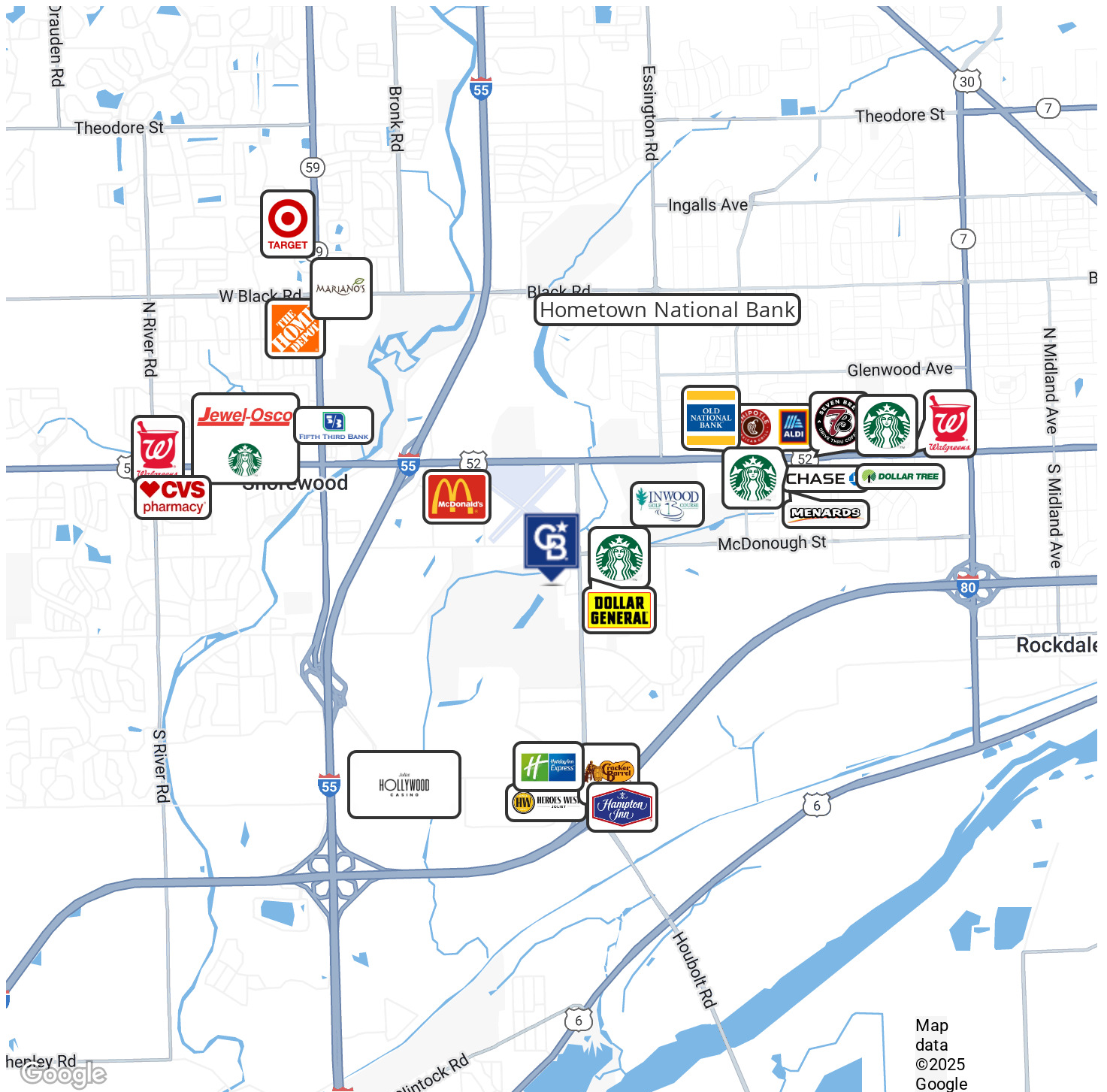


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RETAILER MAP

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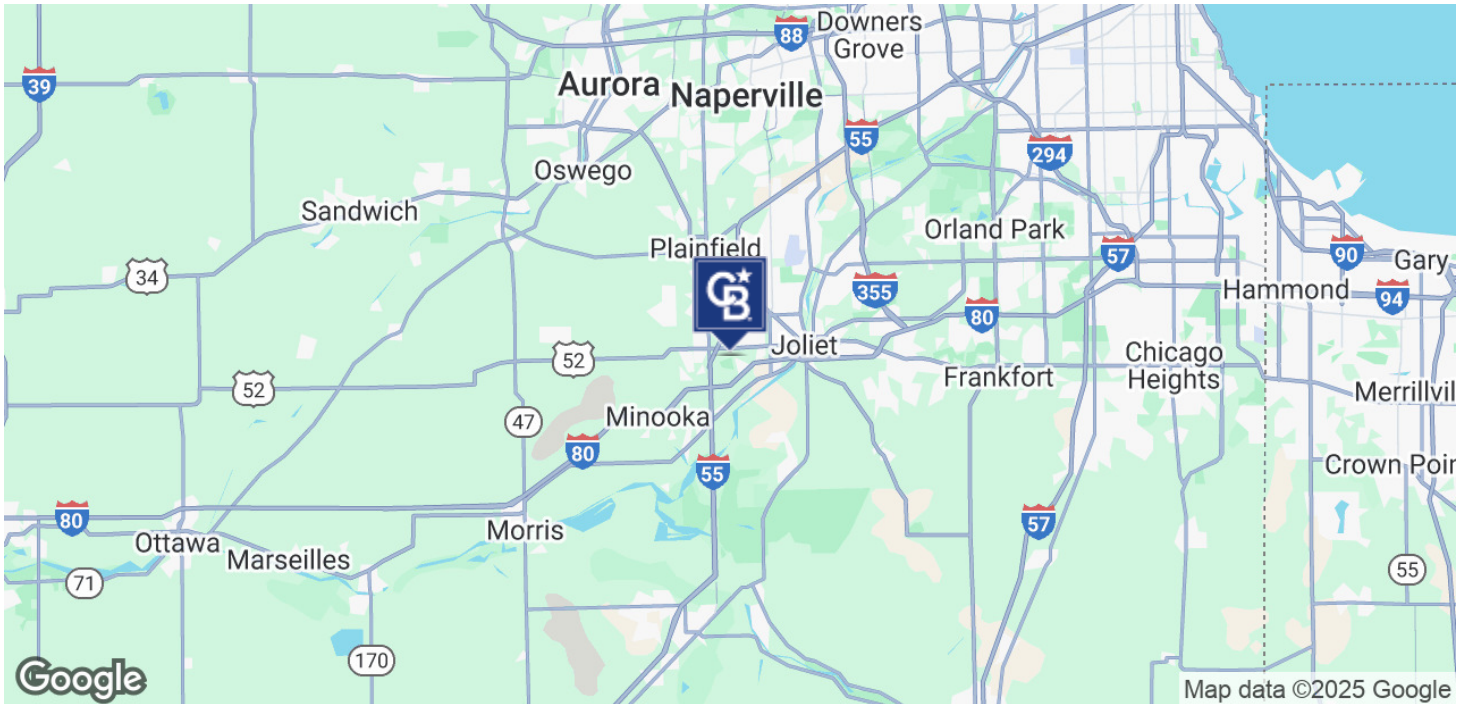


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MAPS

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