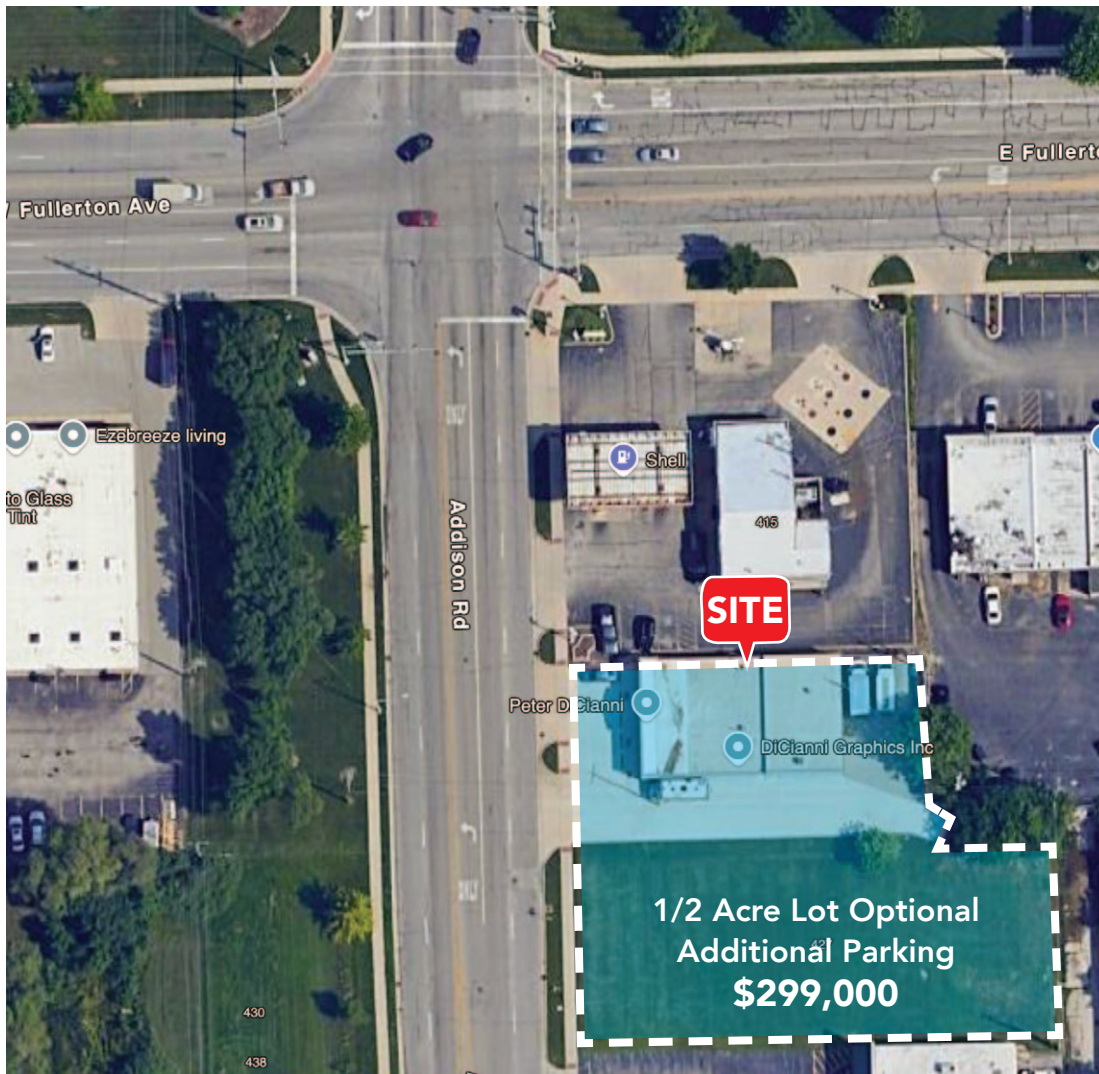


421 S. ADDISON RD.

Addison, IL 60101

Price Reduced
\$975,000



DP DICIANNI
PROPERTIES

421 S. Addison Rd.
Addison, IL 60101

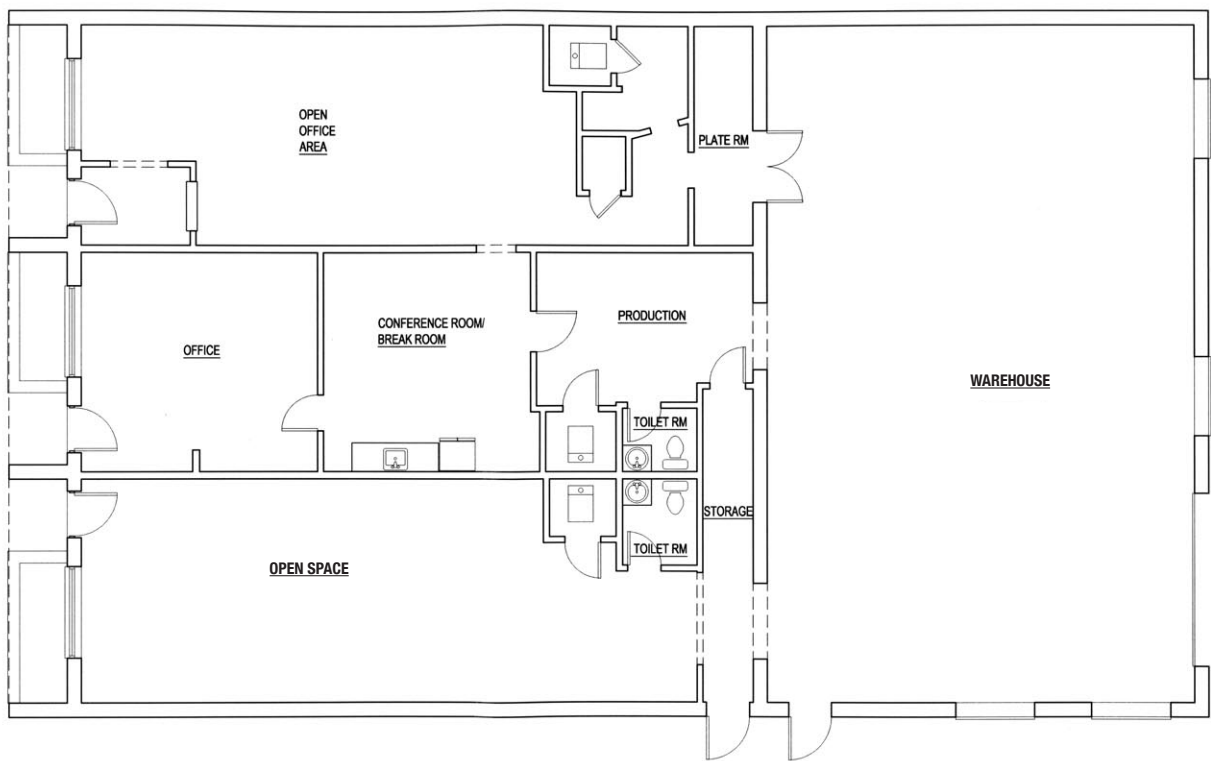
Pete DiCianni

Principal
630.674.5198 Cell
pdicianni@dicianni.com

Ideal Property for:

Prime retail visibility suitable for Medical, Dental, Veterinarian with Kenneling, Insurance, Legal, Contractor, Printer, Automotive Sales & Accessory, Rental Car Agency and a variety of flexible commercial uses.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the owner herein.



BUILDING SPECIFICATIONS

| | |
|---------------------------|--|
| BUILDING SIZE | ±4,106 SF |
| OFFICE/STORE FRONT | ±850 SF (3) total 2,550 SF |
| PROPERTY PARCEL | 03-33-200-002+009 |
| YEAR BUILT | 1963 |
| SITE SIZE | 0.25 acres |
| CLEAR HEIGHT | ±12' |
| LOADING | 1 drive in door (10' x 14') |
| PARKING | 14 stalls plus optional 20,000 SF lot to south for add'l parking |
| CONSTRUCTION | Mason |
| SPRINKLERED | No |
| CONFIGURATION | Free standing building |
| POWER | 400 Amp (3 phase 208) |
| TAXES: | \$10,500 |
| IMPROVEMENTS | <ul style="list-style-type: none"> • New facade (2022) • New offices (2022) • New parking lot (2021) • New roof (2018) • A/C and internet throughout • Epoxy floors, LED, drop ceiling • Conference room/kitchen and 4 bathrooms • Oversize garage door • Separated utilities |
| RENT PRICE: | \$2,500 per store / \$10,500 entire building |



Shop/Warehouse



423 Conference Room/Kitchen



421 Office Open Floor Plan



Rear Parking



Lot

LOCATION HIGHLIGHTS

- Low DuPage County taxes
- Centrally located with easy access to numerous major roadways
 - 1 miles to I-290
 - 2 miles to I-294
 - 2 miles to I-355
 - 5 miles to I-88
 - 6 miles to I-390
 - 9 miles to I-90
- 6 miles to O'Hare International Airport
- 15 miles to Midway Airport
- 18 miles to downtown Chicago

