

# 8,102 SF

## Retail / Industrial / Office Property For Sale



**BROWN**  
COMMERCIAL GROUP, INC.

**333-335 W. IRVING PARK RD., ROSELLE, IL 60172**

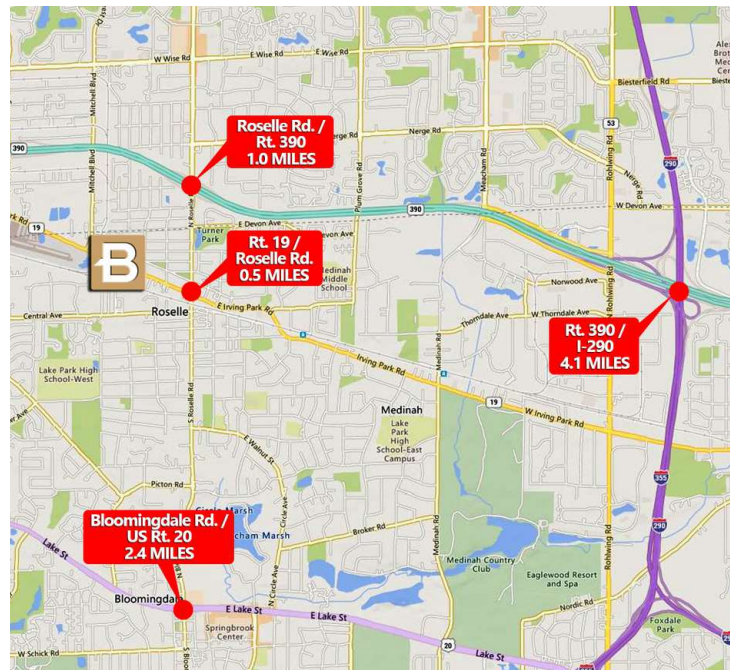


### LOCATION DESCRIPTION

Established industrial park location with easy access to major transportation routes via nearby Rt. 19, Rt. 390, US Rt. 20, I-290.

### PROPERTY OVERVIEW

- 8,102 SF 2-Story Multi-Tenant Building
- B-4 Zoning
- 9' Ceilings
- 30 ± Car Parking
- 1ST FLOOR
- 4,952 SF
- 4 units, 1,100 SF Each
- Each Unit has Van-high Doors for Loading
- 2ND FLOOR
- 3,150 SF, Divisible Up To 5 Units
- Sale Price: \$610,000



**TRINITY SCURTO, SIOR**

847.758.9200 x304

TSCURTO@BROWNCOMMERCIAL.COM

**PAT CROWLEY**

847.758.9200 x310

PCROWLEY@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM

// 1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

// 847.758.9200

No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

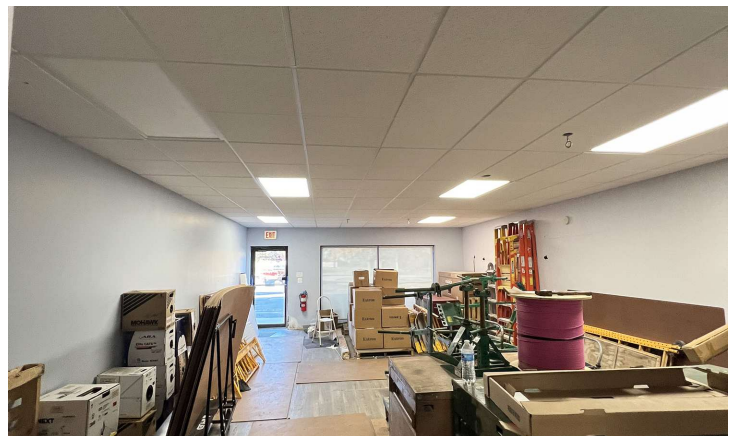
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