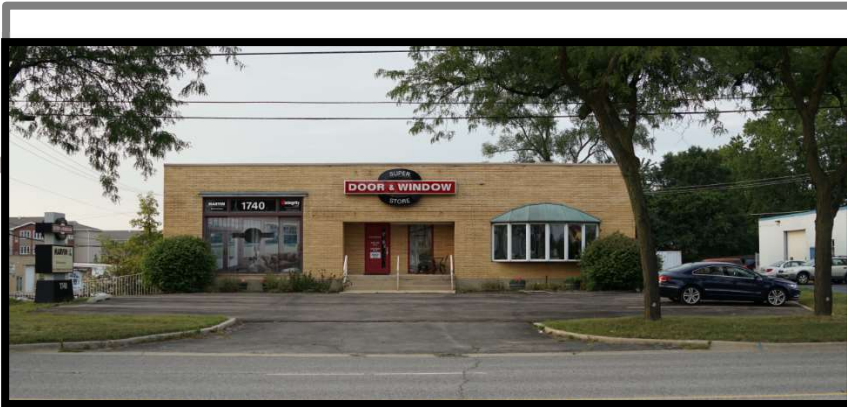


For Sale: PRICE REDUCED
10,800 s.f. Building on 21,014 s.f. Site
1740 W. Ogden Avenue
Downers Grove, Illinois 60515



Great visibility! 25,400 daily traffic.

Two income producing units.

- Building:** 10,800 s.f. (approx. 5,400 s.f. on ground and lower level floors).
FIRST FLOOR: 2,650 s.f. offices and showroom; 2,750 s.f. warehouse
LOWER LEVEL: 3,032 s.f. offices reception, 6 privates and general, two restrooms; 2,368 s.f. storage.
- Land:** 21,014 s.f. (193.72' x 108.48') .48 acre
- Drive-in Doors & Ext. Dock:**
FIRST FLOOR: 12' x 12' exterior rear dock and 8' x 8' back door with wood approach
LOWER LEVEL: 12' x 8' drive-in door
- Ceiling:** **FIRST FLOOR:** 12' clear **LOWER LEVEL:** 7' 9" clear
- Parking:** **FIRST FLOOR:** 20 spaces **LOWER LEVEL:** 16 spaces
- Details:** If you want space for your company and desire income from a tenant, Door & Window Outlet can remain in the first floor showroom area. They can also vacate if you need the entire building. 2015 modified bitumen roof; (2) 200 amp /240 volt, 3-phase electric services; separate natural gas meters for each floor; masonry construction; two sided backlit 3' x 6.25' sign on busy Ogden Avenue; low DuPage County real estate taxes, zoned B-3 General Services and Highway Business.
- Real Estate Taxes:** \$18,779 (\$1.74 s.f.) 2022 paid in 2023
- Price:** \$1,290,000 (\$119.44 s.f.)

THE POLIVKA GROUP LLC

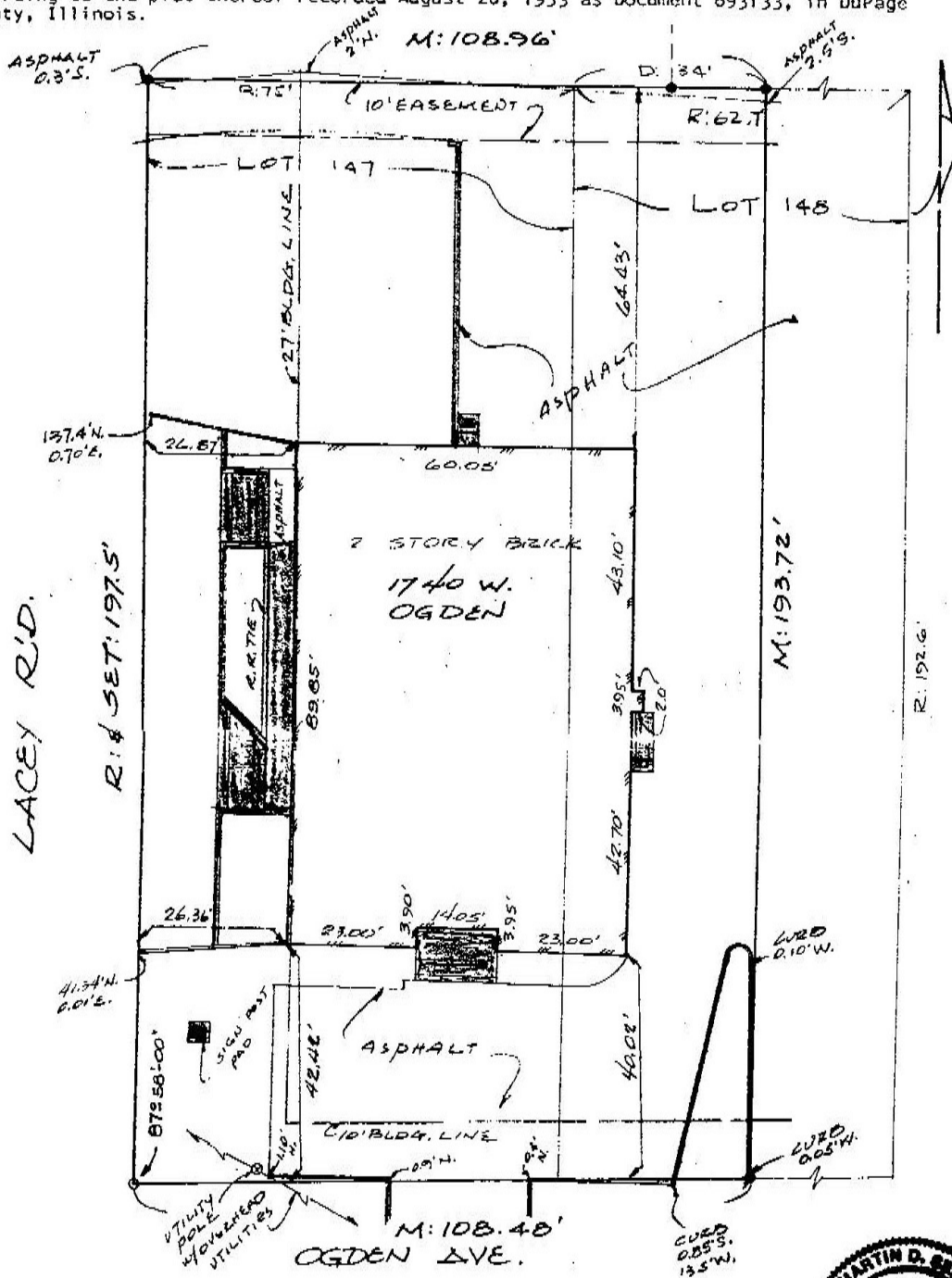
COMMERCIAL | INDUSTRIAL REAL ESTATE BROKERAGE

Exclusive: Andy Polivka Direct: 630-564-0017 apolivka@thepolivkagroup.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.

PLAT OF SURVEY

Of Lot 147 and the West 34 feet of Lot 148 in Burlington Highlands, being a subdivision of part of Section 6, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded August 26, 1953 as Document 693133, in DuPage County, Illinois.



Legend	
R = record distance	CH = chord
M = measured distance	● Found iron
D = deed	○ Set iron
Concrete shown shaded	
--- Fence line	
--- Limits of building	
Scale 1" = 20 feet	

Date of Survey DEC. 4, 1985
 State of Illinois
 County of Du Page



I hereby certify that the above described property has been surveyed, under my supervision, according to the official record and that the above plat correctly represents said survey. All distances are in feet and decimals thereof.

SCHLAF - SEDIG & ASSOCIATES, INC.
 410 W. Irving Park Road
 Itasca, Illinois 60143
 (312) 773-1761

I hereby further certify that unless otherwise shown, the buildings on the parcel are within property lines and the adjoining improvements do not encroach on the above described property.

Martin D. Sedig

Compare the description of this plat with deed. Refer to title policy for items of record not shown above.

SK