



OFFERING MEMORANDUM

15–17 Scrementi Ln

Steger, Illinois 60475

\$700,000

4,270 SF · \$163.93 / SF

Two-story masonry professional / medical office building



NOTICE

Confidentiality & Disclaimer

This Offering Memorandum has been prepared by JBS Commercial Real Estate solely for the purpose of assisting a prospective purchaser in evaluating the property at 15–17 Scrementi Ln, Steger, Illinois. It is delivered on a confidential basis and may not be reproduced or distributed without written consent.

The information contained herein has been obtained from sources believed to be reliable, including the owner of the property and public records. Neither JBS Commercial Real Estate nor the owner makes any representation or warranty, express or implied, as to its accuracy or completeness.

JBS Commercial Real Estate represents the seller in this transaction. A prospective purchaser is encouraged to retain its own broker, attorney and inspection professionals, and to rely solely on its own investigation of the property.

Square footages, dimensions, lot area, building systems, electrical service, roof age, zoning and permitted uses are approximate or unverified and must be independently confirmed by the purchaser and its consultants prior to closing.

Property tax figures reflect the 2025 tax year payable in 2026 and are subject to reassessment following a sale. Nothing herein constitutes legal, tax, engineering or accounting advice.

The property is offered subject to prior sale, change in price, or withdrawal without notice.

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01 — EXECUTIVE SUMMARY

A turnkey office building for an owner-occupant

15–17 Scrementi Ln is a 4,270 square foot, two-story masonry office building constructed in 2011 and finished to a professional standard throughout — millwork reception, private offices, a conference room, a full kitchen and break area, and tiled restrooms.

The building is configured as two demised units, allowing a purchaser to occupy one side and lease the other, or to combine both for a single practice. Ten on-site parking spaces serve the property.

The current owner will vacate at closing and is open to negotiating a partial leaseback, giving a purchaser the option of day-one income while it grows into the space.

4,270
SQUARE FEET

2011
YEAR BUILT

10
PARKING SPACES



Building & Site Summary

Address	15–17 Scrementi Ln, Steger, IL 60475	Electrical service	200 amp
Building size	4,270 SF	Parking	10 on-site spaces
Stories	Two	Configuration	Two demised units — divisible
Construction	Masonry	Current use	Professional / medical office
Year built	2011	Zoning	Verify with Village of Steger
Roof	Installed 2012	PIN	23-15-05-408-058
Land area	0.15 acres	2025 taxes (paid 2026)	\$12,448.02

Building systems, HVAC and mechanical detail available on request. All measurements approximate and to be verified by purchaser.

SECTION 03-07

The Property

Exterior, reception, conference and break room, private offices, and the second-floor flex space.



03 — EXTERIOR

Brick and masonry elevation

Covered drive-under entry, mature landscaping and a full concrete apron, on a quiet cul-de-sac lane with immediate access to Dixie Highway.

04 — INTERIOR

Reception & Open Work Area

Granite transaction counter, hardwood flooring, and a daylit workstation bay at the front entry.



05 — INTERIOR

Conference & Break Room

A conference room seating eight to ten, opening onto a full kitchen with stainless appliances.



06 — INTERIOR

Private Offices & Restrooms

Hard-walled private offices off a central corridor — readily adapted to exam or treatment rooms.



07 — INTERIOR

Second-Floor Flex Space

The upper level is finished as a private wellness and fitness room, with recessed lighting, carpet and dormer windows — a use the current owner built out rather than a limitation of the space.

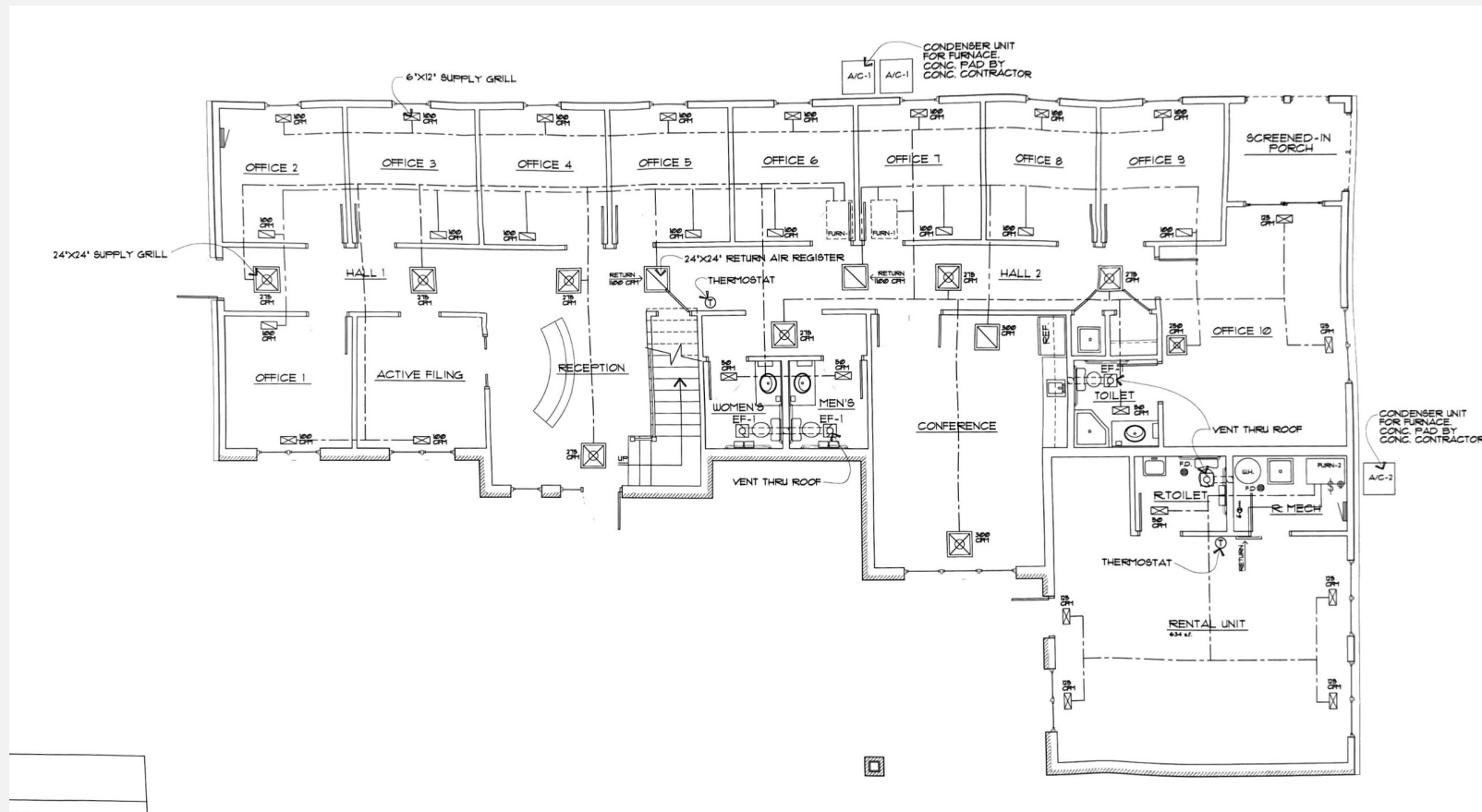
For an incoming practice the floor reverts easily to open office, file and records storage, staff training, or additional treatment rooms without structural work.

INCLUDED IN THE 4,270 SF

Fully conditioned and finished second floor — not attic or unimproved area.



08 — BUILDING LAYOUT



Unit 15

Front entry, reception with granite transaction counter, open workstation bay, conference room and full kitchen.

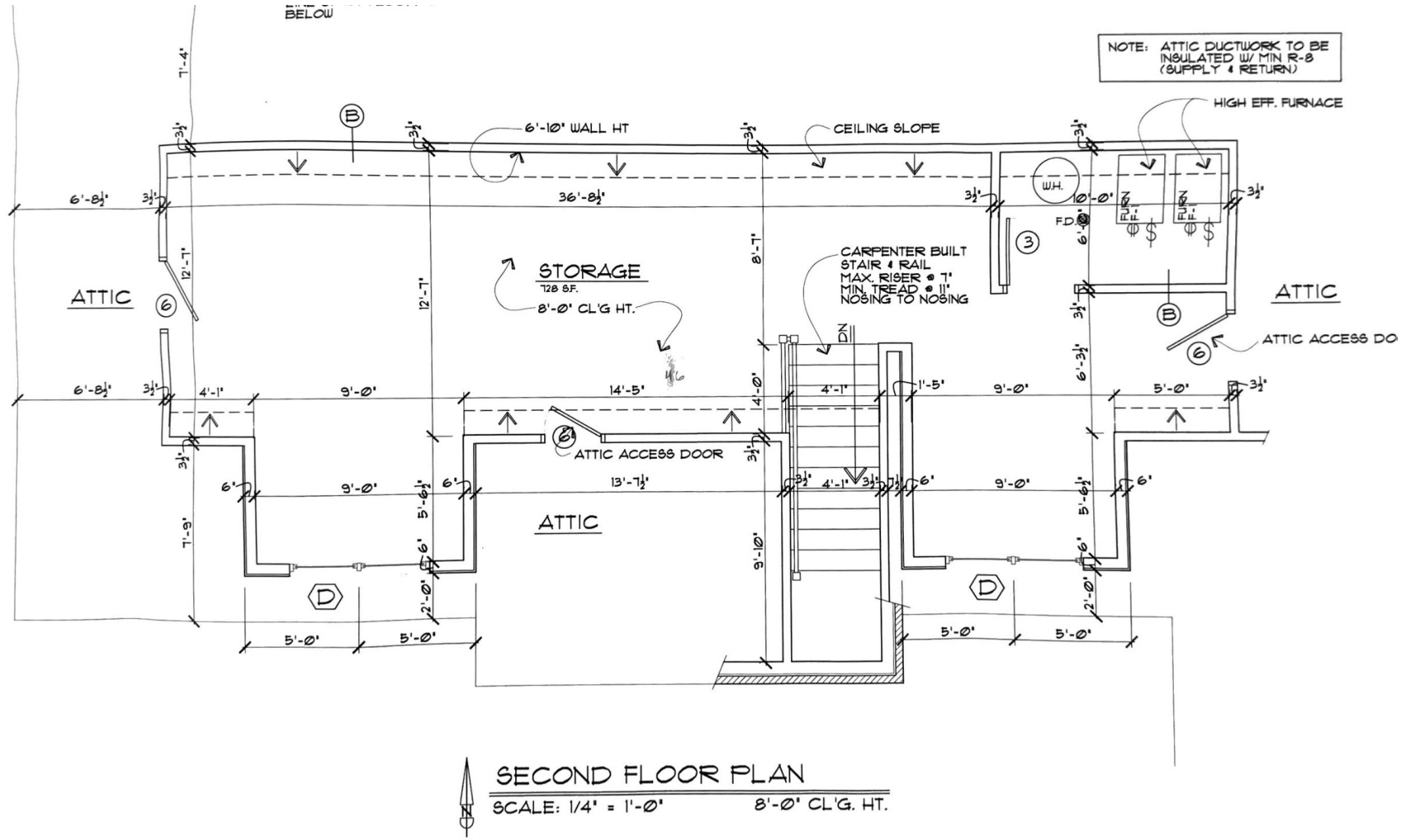
Unit 17

Separate entry, private offices off a central corridor, restrooms, and access to the finished second floor.

Combined

4,270 SF contiguous for a single practice, with 10 shared on-site parking spaces.

08 — BUILDING LAYOUT



SECTION 09

Location

Steger sits on the Cook–Will county line in Chicago's south suburbs, minutes from Dixie Highway, US-30 and IL-394.

Highway & Transit Access

IL-1 / Dixie Highway	±0.5 mi
US-30 / Lincoln Highway	±3 mi
IL-394 / Calumet Expressway	±5 mi
I-57 at Matteson	±8 mi
I-80 / I-294 Tri-State	±11 mi
Metra Electric — University Park	±6 mi
Downtown Chicago	±35 mi
Chicago Midway International	±28 mi

Scrementi Ln is a short commercial lane off Dixie Highway on the Cook–Will county line, mixing small office and light industrial users with adjacent residential blocks — visible, easy to direct patients to, and free of the traffic and signage constraints of a US-30 frontage.

The immediate trade area draws from Steger, Crete, South Chicago Heights, Chicago Heights and Park Forest, all within a ten-minute drive.

PARCEL

23-15-05-408-058

Will County · Crete
Township · 0.15 acres Aerial

Distances are approximate driving distances and should be independently verified.

Area Demographics

9,969

Population, ZIP 60475

\$67,487

Median household income

39

Median age

64%

White-collar workforce

Village of Steger population

9,302

Median owner-occupied home value

\$159,000

Employment rate

94.5%

Resident workforce

4,405

Steger anchors a dense band of south-suburban communities — Crete, South Chicago Heights, Chicago Heights and Park Forest all within a short drive — giving a practice a residential catchment well beyond the village boundary.

Source: U.S. Census Bureau, 2020–2024 American Community Survey 5-year estimates (ZIP 60475); village population is a 2026 estimate. A formal 1-, 3- and 5-mile radius demographic report is available on request.

Pricing & Occupancy

LIST PRICE

\$700,000

PRICE PER SF

\$163.93

2025 TAXES / SF

\$2.92

Sale type

Owner-user / vacant at closing

The seller will deliver the building vacant at closing and will consider leasing back a portion of the space on negotiated terms — allowing a purchaser to phase into the building while carrying partial income against debt service.

2025 taxes (paid 2026)

\$12,448.02

Partial leaseback

Negotiable with seller

Tours

By appointment through broker

Offers should be submitted in writing to the listing broker. Taxes are subject to reassessment following a sale.



EXCLUSIVELY LISTED BY

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