

## FOR SALE

### *Downtown Hinsdale IL Investment Property*

17 W. First St. Hinsdale, IL



**Zoning:** B-2

**Building Size:** 2,560 SF

**Land:** .06 Ac.

**R.E. Taxes:** \$7,830

**Occupancy:** 100%

**Tenancy:** Hinsdale Flowers

**Lease Exp:** 6/30/25

**Renewal Options:** None

**Asking Price:**

Contact Mark Butler

Retail investment property in affluent west suburban Hinsdale in the thriving downtown central business district with rear on site parking. Property is ideally suited for owner/user or long term astute investor to manage property to it's full financial potential. West and adjoining property (19 W. First) is also for sale listed with **Mark Butler Properties**. Call for details.

***PLEASE DO NOT DISTURB TENANTS.***



**Mark Butler**  
MANAGING BROKER

(630) 707-3774

[mark@markbutlerproperties.net](mailto:mark@markbutlerproperties.net)

947 Maple Ave., Downers Grove, IL 60515

[markbutlerproperties.net](http://markbutlerproperties.net)



Mark Butler Properties has been hired by the property owner to represent the property owner and will be compensated by the property owner for services rendered. No Dual agency is implied or agreed to unless executed by both parties. Information is subject to change or withdrawal and is not guaranteed.

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## *Downtown Hinsdale IL Investment Property*

17 W. First St. Hinsdale, IL

**Total Income:** 46,200.00

**EXPENSES:**

Insurance: 2,295.00

R.E. Taxes: 7,400.00

Fire Alarm: 250.00

**Net Income:** 36,255.00

Tenant	Lease Exp.	Monthly Rent	Annual Rent	Options
Hinsdale Flowers	6/30/25	3,850.00	46,200	None



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