

## FOR SALE

### Retail Showroom/Warehouse Building

*12608 W. 159th St. Homer Glen, IL 60491*



**DO NOT DISTURB OCCUPANTS.** Owner user retail showroom warehouse building ideally suited for many uses on 1.66 Ac. Automotive/truck sales, repair, general retail, landscape nursery etc. 2,160 SF rear building for storage, garage. Drive in door for front and rear buildings. Front building has finished showroom space, offices, bathroom. Rear has ample shop space, flex space etc. additional bathroom. Stop light location. Cell towers not included in sale and not owned by property owner. Owner will also do a sale leaseback on a 5 year lease term. Uses must generate retail sales tax revenue.



**Mark Butler**  
MANAGING BROKER

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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. **Co-op brokers must be present for all showings/inspections.**

# FOR SALE

## Office/Warehouse Building

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### PROPERTY HIGHLIGHTS

<b>Building Size:</b>	7,077 & 2,160 SF	<b>R.E. Taxes:</b>	\$19,756
<b>Lot Size:</b>	1.66 Ac.	<b>Washrooms:</b>	Two
<b>Triple Basin:</b>	Yes	<b>Sprinklered:</b>	Yes
<b>Drive In Doors:</b>	2 (One Per Bld.)	<b>Outdoor Dock:</b>	1
<b>Zoning:</b>	C-3 Homer Glen	<b>Parking:</b>	25 Car

**ASKING PRICE:** Contact Mark Butler



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