

FOR SALE
Mixed Use Income Building-Downtown Westmont IL
13 W. Quincy St.



Recently updated mixed use building in downtown Westmont in central business district across from train station.

Desirable location near restaurants, shopping and Quincy Station 94 luxury apartments. Rear on site parking.

Two apartments plus first floor retailer with all new buildout.

ASKING PRICE: Contact Mark Butler

EXPENSES:

R.E. Taxes: 10,657

Ins: 3,460

Water/Sewer: 720

Scavenger: 1,320

Total Exp: 16,157

Gross Inc: 64,800

Net Inc: 48,643



Mark Butler
MANAGING BROKER

(630) 707-3774
mark@markbutlerproperties.net
947 Maple Ave., Downers Grove, IL 60515
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.

FOR SALE
Mixed Use Income Building-Downtown Westmont IL
13 W. Quincy St.

<u>SUITE</u>	<u>LEASE EXP.</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>
Pop Culture Collectibles	9/01/28	2,500 Gross	30,000
Apt 2F Updated Unit	Mo. to Mo.	1,300	15,600
Apt 2R	4/15/26- 4/01/27	1,600	19,200
TOTALS:		3,800	64,800

PROPERTY DESCRIPTION

- Bld. SF: 3,680 plus lower level.
- 2-2 Bedroom/1Bth Apts.
- Roof 2018.
- On site parking for 3 cars-(6 tandem.)
- New Parking lot, rear sidewalk and, tuckpointing.
- New exterior rear & side staircases.
- Building is fully sprinklered.
- Unfinished Lower Level.



Mark Butler
 MANAGING BROKER

(630) 707-3774
mark@markbutlerproperties.net
 947 Maple Ave., Downers Grove, IL 60515
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.