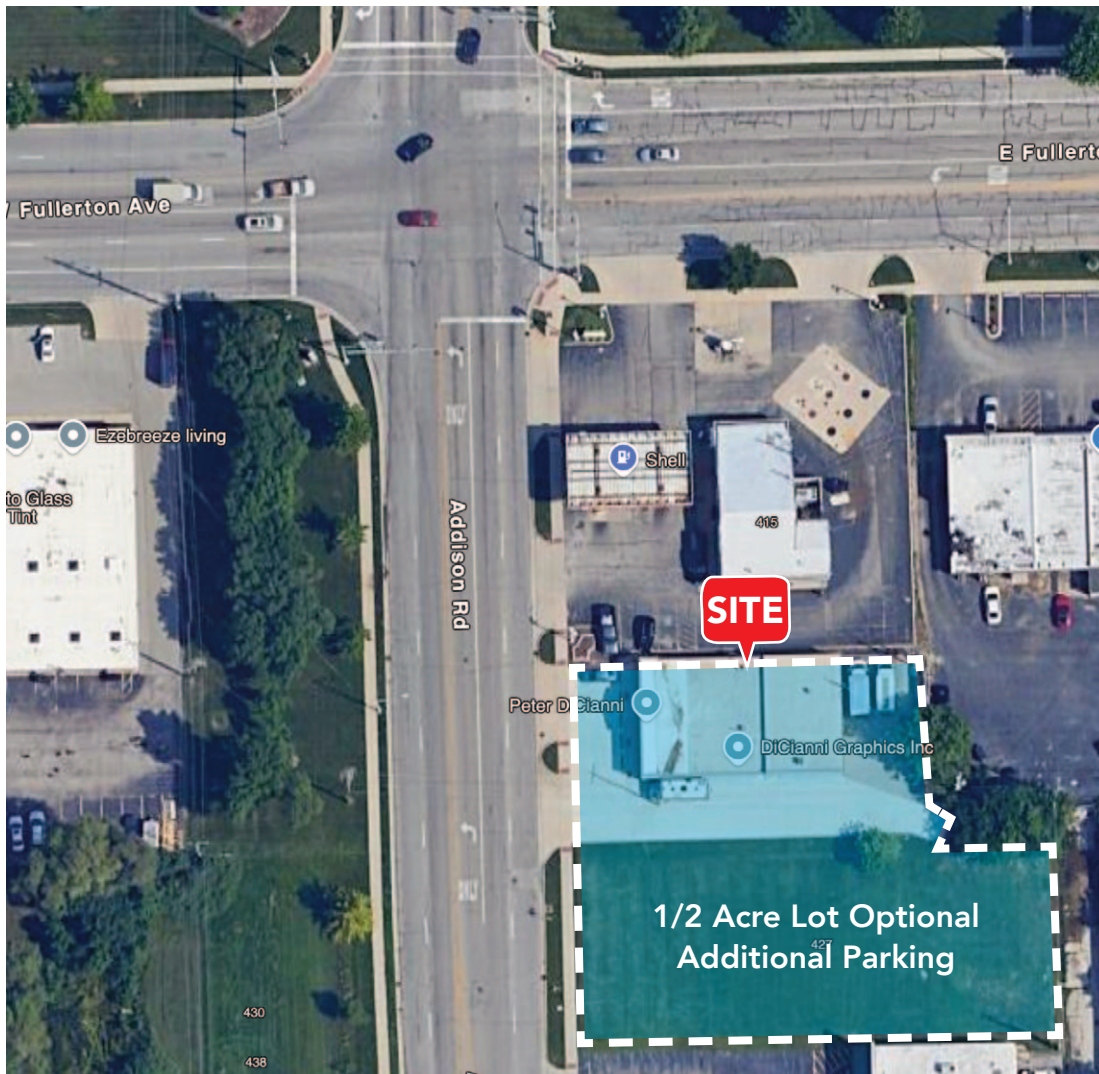


421 S. ADDISON RD.

Addison, IL 60101



4,106 SF BUILDING
WITH OPTIONAL 20,000 SF LOT
Available For Sale



DP DICIANNI
PROPERTIES

421 S. Addison Rd.
Addison, IL 60101

Pete DiCianni

Principal

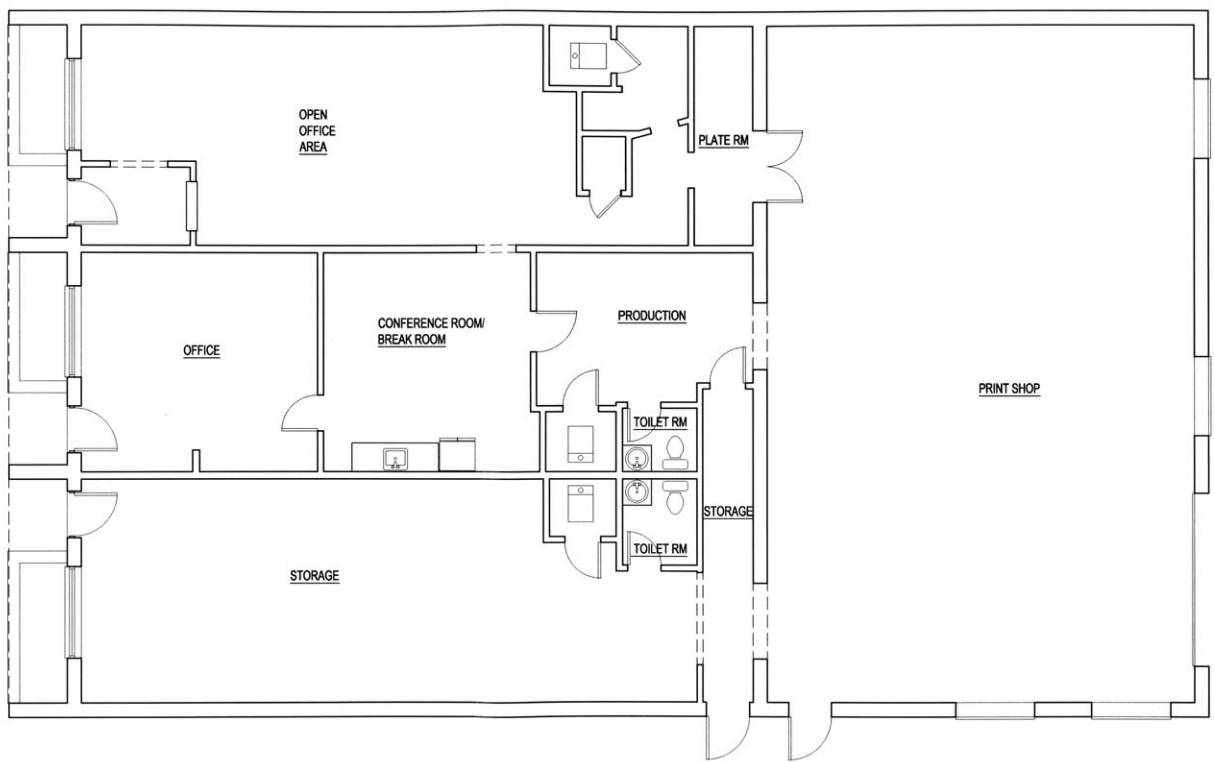
630.674.5198 Cell

pdicianni@dicianni.com

Ideal Property for:

Prime retail visibility suitable for Medical, Dental, Veterinarian with Kenneling, Insurance, Legal, Contractor, Printer, Automotive Sales & Accessory, Rental Car Agency and a variety of flexible commercial uses.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the owner herein.



BUILDING SPECIFICATIONS

BUILDING SIZE	±4,106 SF
OFFICE/STORE FRONT	±850 SF (3) total 2,550 SF
PROPERTY PARCEL	03-33-200-002+009+ optional (010)
YEAR BUILT	1963
SITE SIZE	0.67 acres
CLEAR HEIGHT	±12'
LOADING	1 drive in door (10' x 14')
PARKING	14 stalls plus vacant lot (.42 acre)
CONSTRUCTION	Mason
SPRINKLERED	No
CONFIGURATION	Free standing building
POWER	400 Amp (3 phase 208)
REAL ESTATE TAXES (2023):	\$9,500
SALE PRICE:	\$999,950 Optional 20k SF Lot add'l \$299,900

IMPROVEMENTS

- New facade (2022)
- New offices (2022)
- New parking lot (2021)
- New roof (2018)
- A/C and internet throughout
- Epoxy floors, LED, drop ceiling
- Conference room/kitchen and 4 bathrooms
- Oversize garage door
- Separated utilities



Lot



Rear Parking



423 Rear Office



425 Unit



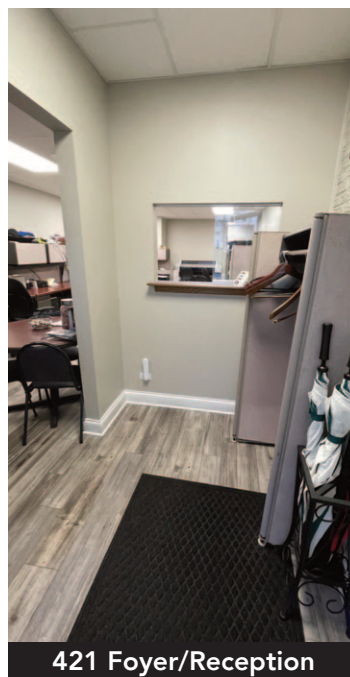
Shop/Warehouse



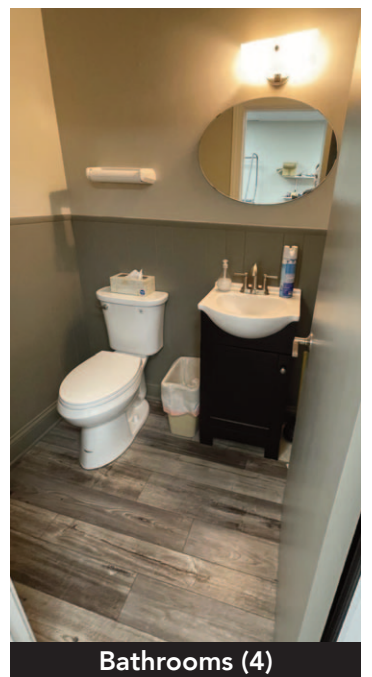
423 Conference Room/Kitchen



421 Office Open Floor Plan



421 Foyer/Reception



Bathrooms (4)

LOCATION HIGHLIGHTS

- Low DuPage County taxes
- Centrally located with easy access to numerous major roadways
 - 1 miles to I-290
 - 2 miles to I-294
 - 2 miles to I-355
 - 5 miles to I-88
 - 6 miles to I-390
 - 9 miles to I-90
- 6 miles to O'Hare International Airport
- 15 miles to Midway Airport
- 18 miles to downtown Chicago

