

RETAIL/OFFICE BUILDING AVAILABLE FOR SALE OR LEASE

1326 Ogden Avenue, Downers Grove, IL

Building Specifications:

Building Size:	4,576 SF Freestanding Retail/ Office Building which includes: <ul style="list-style-type: none">◆ 3456 SF Freestanding building Divisible to 1920 SF (2 Floors)◆ 1120 SF Garage with 3 DID◆ 5600 SF Fenced-in Parking
Lot Size:	.21 Acres
Ceiling Height:	9'
Power:	200 Amp; 120 Volt
Loading:	1120 SF Garage w/3 DID
Parking:	14 spots + 5600 SF fenced in parking
Age:	1963
Zoning:	B-3
Taxes:	\$2.11 PSF (2013) \$9,660.84 (2013)
CAM:	\$0.50 PSF
Lease Rate:	\$19/ SF/Year Gross
Sales Price:	STO



Features:

- ◆ High End Finishes Throughout with 8 Private Offices, Conference Room, Showroom, 4 Bathrooms
- ◆ 67 Feet of Frontage on Ogden Avenue with Outstanding Traffic Flow
- ◆ Easy Access In and Out on Ogden Avenue
- ◆ Monumental Street Signage Available
- ◆ Low DuPage Taxes



Entre Commercial Realty LLC
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Fenced Outside Parking



Showroom



Conference Room



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