

BUILDING AVAILABLE FOR SALE

3340 S. HARLEM AVENUE, RIVERSIDE, IL



BUILDING SPECIFICATIONS

BUILDING SIZE:	7,500 SF <i>(divisible to 2,500 SF)</i>
LAND:	0.36 acres
PARKING:	29 stalls
SPRINKLER:	No
HEAT:	Gas
ZONING:	B-1 <i>(suitable for office and retail)</i>
REAL ESTATE TAXES:	\$57,949.46 (2017 paid 2018)
POSSESSION:	July 1, 2018
SALE PRICE:	\$675,000

FEATURES:

- **Located adjacent to Metra BNSF Harlem Avenue stop**
- **Within walking distance of downtown Riverside and Berwyn**
- **Potential user/investor opportunity**
- **Easy access to I-290 and I-55 at Harlem Avenue**

**FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:**

ADAM HAEFNER
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ZEKE ROWAN
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1ST FLOOR

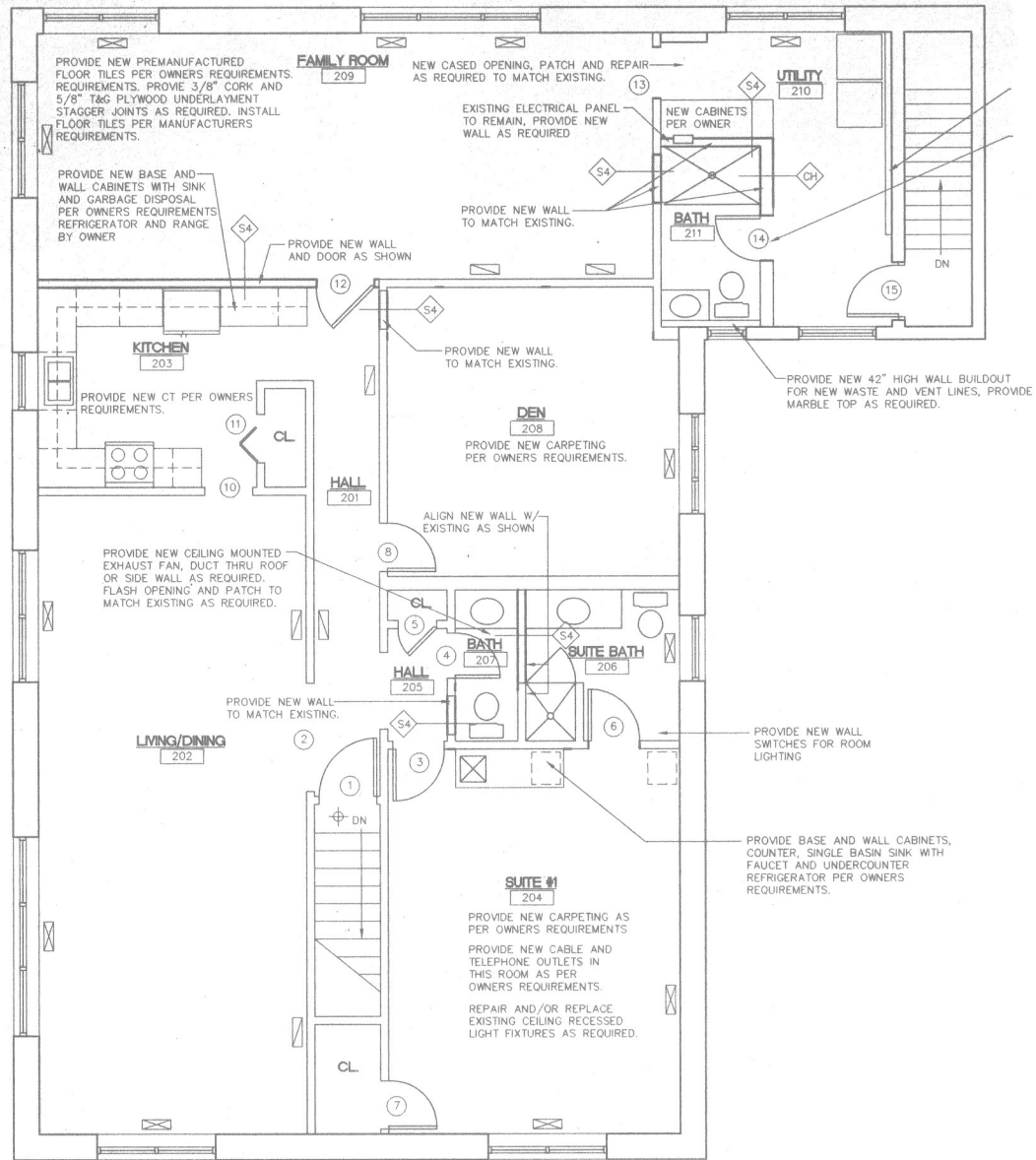


<p>FOR ADDITIONAL INFORMATION, PLEASE CONTACT:</p>	<p>ADAM HAEFNER Director of Brokerage Services ahaefner@darwinrealty.com</p>	<p>ZEKE ROWAN Associate zrowan@darwinrealty.com</p>
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2ND FLOOR



* EXISTING OPERABLE DOUBLE HUNG WOOD WINDOWS TO REMAIN, REPAIR AS REQUIRED. TYPICAL AT ALL EXISTING WINDOWS.

* EXISTING HVAC SUPPLY AND RETURN VENTS AND DUCTWORK TO REMAIN, CLEAN AS PER OWNERS REQUIREMENTS.

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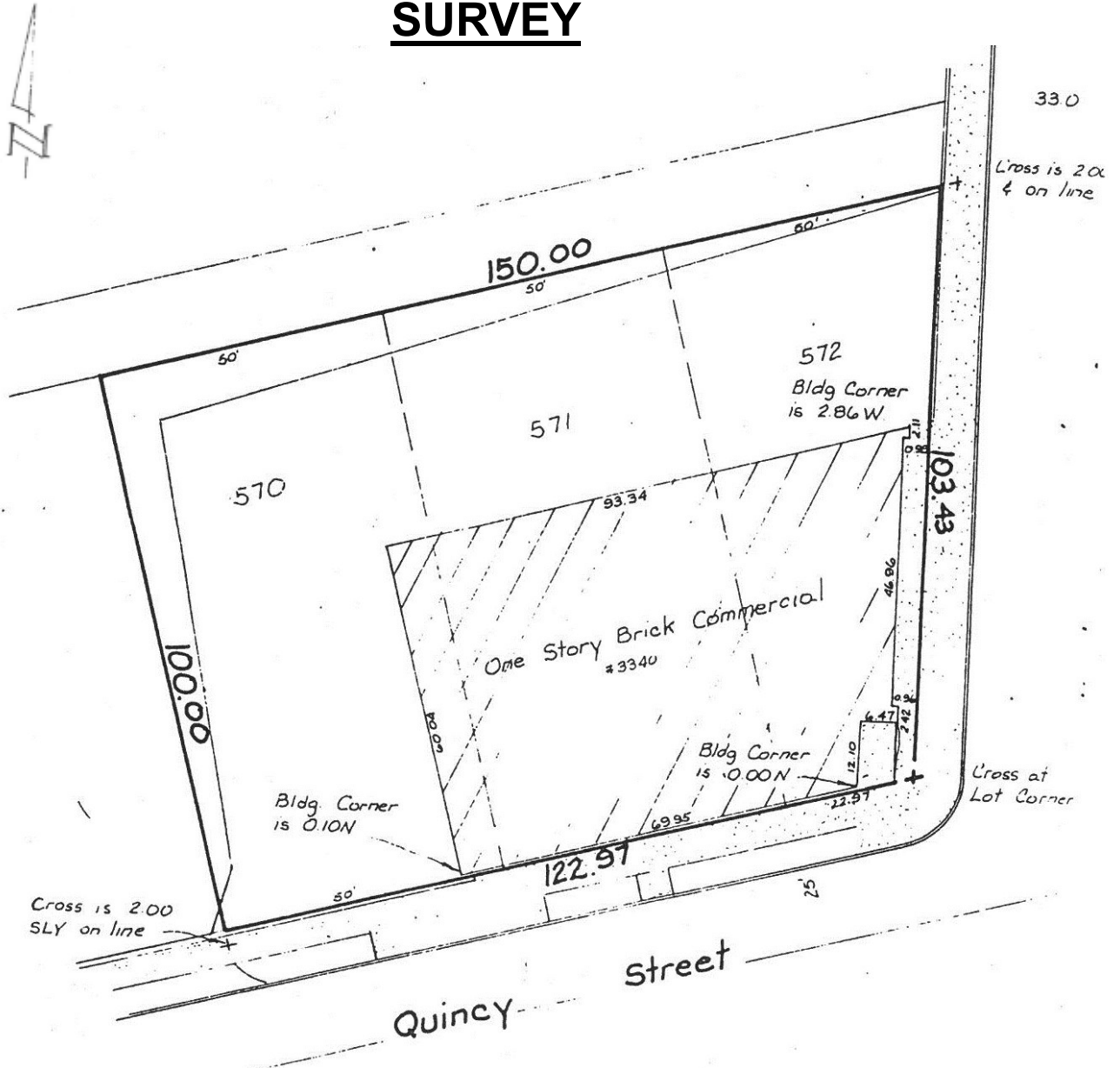
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SURVEY



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