

AVAILABLE FOR SALE

24 N. HILLSIDE AVENUE, HILLSIDE, IL

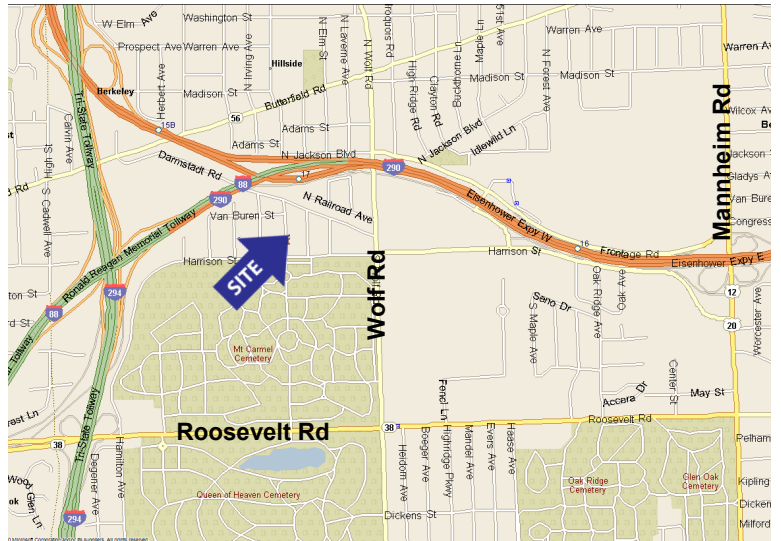
**MAJOR  
PRICE  
REDUCTION!**



## BUILDING SPECIFICATIONS

|                          |                                |
|--------------------------|--------------------------------|
| <b>BUILDING SIZE:</b>    | 9,451 SF                       |
| <b>LAND:</b>             | 0.34 acre                      |
| <b>OFFICE:</b>           | 8,145 SF                       |
| <b>STORAGE:</b>          | 1,306 SF                       |
| <b>CEILING:</b>          | 10' - 14'                      |
| <b>LOADING:</b>          | 2 Drive-in doors (12' x 15')   |
| <b>PARKING:</b>          | 9 spaces; 3-6 on-street spaces |
| <b>REAL ESTATE TAXES</b> | \$3.75 psf (2014 paid 2015)    |

**SALE PRICE:**  
~~\$749,000~~  
~~\$624,000~~  
**\$499,000**



## FEATURES

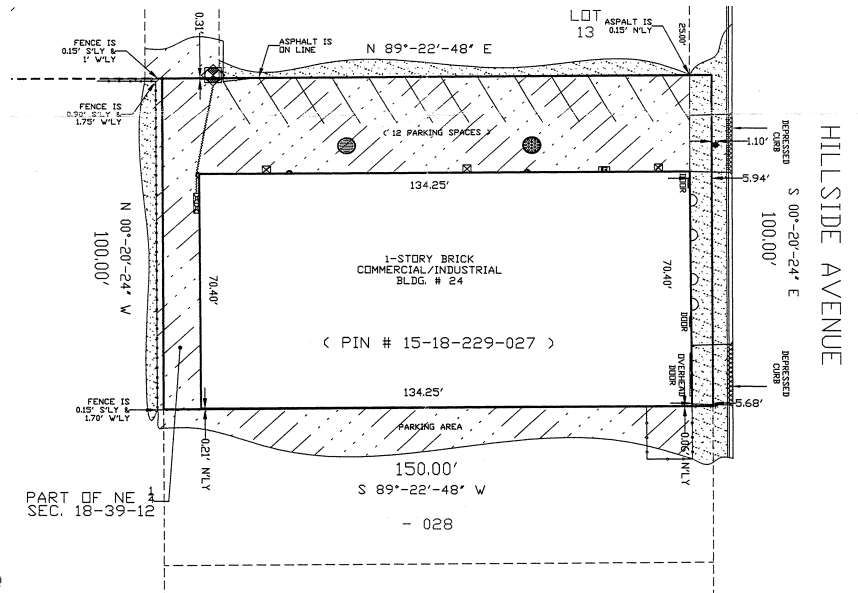
- New offices
- Well maintained
- Minutes to I-290 4-way interchange
- Can be two-tenant office/tech/industrial

**FOR ADDITIONAL  
INFORMATION,  
PLEASE CONTACT:**

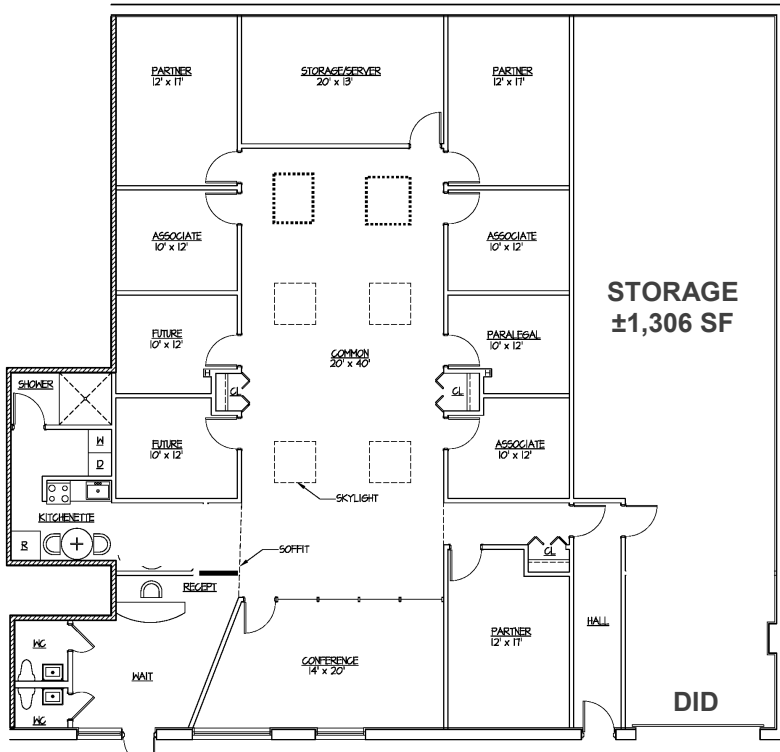
**RICHARD G. DALY, SIOR**  
 President  
 rdaly@darwinrealty.com

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Middle Office / Storage



Office Common Area



FOR ADDITIONAL INFORMATION, PLEASE CONTACT: **RICHARD G. DALY, SIOR**  
 President  
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