

2 RETAIL BUILDINGS AVAILABLE FOR SALE

4115 SAINT CHARLES RD, BELLWOOD, ILLINOIS
4103-4105 SAINT CHARLES RD, BELLWOOD, ILLINOIS



SPECIFICATIONS

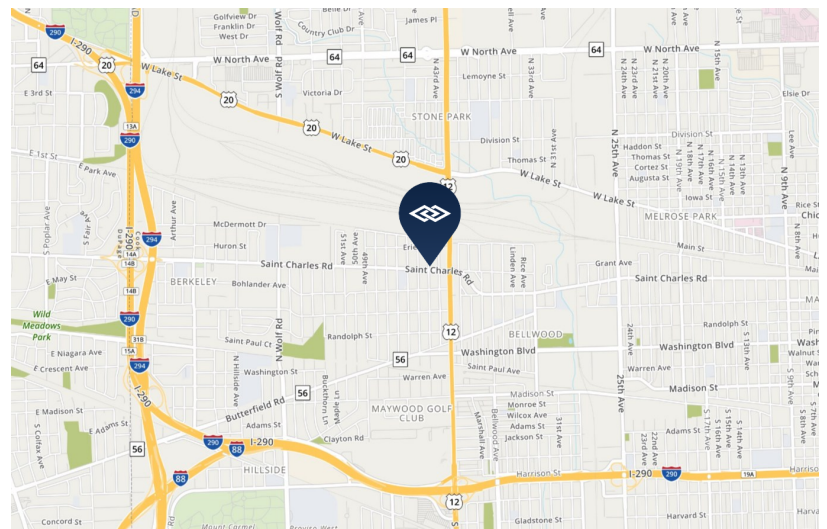
4115 St. Charles Road

- 5,600 SF building
- 50' x 125' lot
- 1 drive-in door
- Real Estate Taxes: \$40,789.29 (2018 paid 2019)
- Sale Price: \$302,400 (\$54.00 psf)

4103-4105 St. Charles Road

- 5,329 SF building
- 50' x 125' lot
- 1 drive-in door
- Real Estate Taxes: \$19,405.46 (2018 paid 2019; **Class 6B**)
- Sale Price: \$352,500 (\$66.15 psf) *

* Sale price includes billboard in back of building facing Mannheim Road.

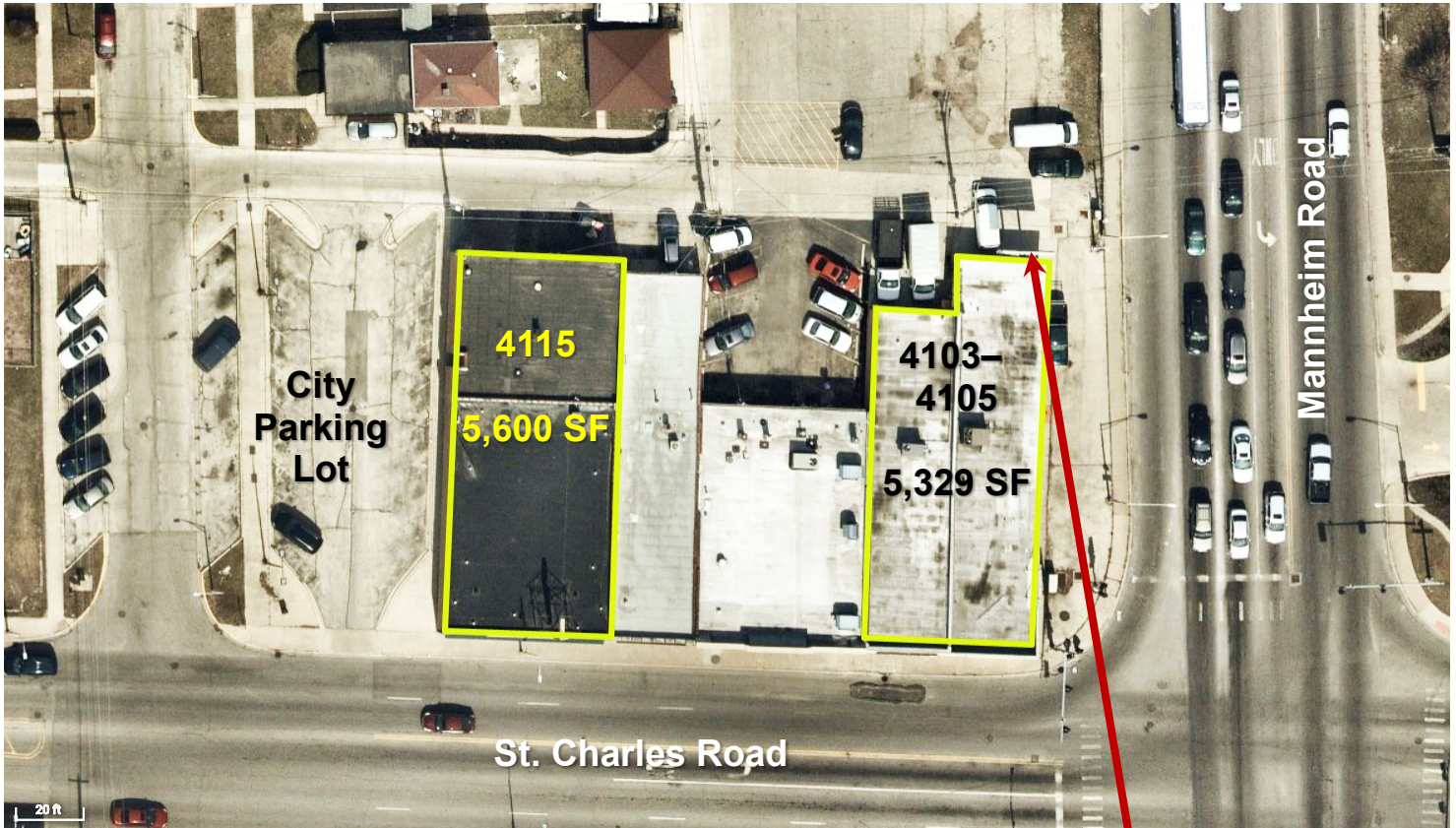


- Located on corner of St. Charles Road and Mannheim Road
- Off-street parking in adjacent city lot
- Both buildings fully air-conditioned
- Zoned B-1 Community Shopping
- Average Daily Traffic Counts:
16,500 vehicles per day on St. Charles Road
40,200 vehicles per day on Mannheim Road

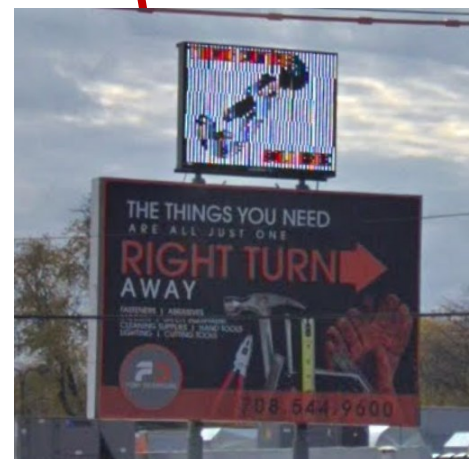
<p>FOR ADDITIONAL INFORMATION, PLEASE CONTACT:</p>	<p>ROLLO DACE Broker rdace@darwinrealty.com</p>	<p>JEFFREY J. PROVENZA Vice President jprovenza@darwinrealty.com</p>
---	--	---

2 RETAIL BUILDINGS AVAILABLE FOR SALE

4115 SAINT CHARLES RD, BELLWOOD, ILLINOIS
4103-4105 SAINT CHARLES RD, BELLWOOD, ILLINOIS



Billboard Facing Mannheim Road



**FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:**

ROLLO DACE
Broker
rdace@darwinrealty.com

JEFFREY J. PROVENZA
Vice President
jprovenza@darwinrealty.com