

443 E. St Charles Road

VILLA PARK, IL | 60181

For Sale

AUTO DEALERSHIP / FLEX INDUSTRIAL



SITE INFORMATION

| | |
|------------------------|-------------------------|
| ASKING PRICE: | Please call for pricing |
| BUILDING SIZE: | 28,600 SF |
| LAND SIZE: | 3.21 Acres |
| YEAR BUILT: | 1964 |
| YEAR RENOVATED: | 2012 |
| PARKING: | 400 Cars |
| ZONING: | MX-3 - TIF District |

INVESTMENT HIGHLIGHTS

- ▶ 28,600 SF masonry building with paved parking for 400 cars on 3.21 acres of land
- ▶ Located in a TIF District affording an **80% rebate of sales tax over \$3,500/year**
- ▶ Completely renovated in 2012, improvements include new HVAC, electrical and restrooms, energy efficient LED lighting, alarm system with 16 cameras and DVR's
- ▶ Truss roofed building features 8,000 SF main showroom, five (5) private offices, large conference room accommodating up to 40 people, customer dressing / changing room, waiting area with restrooms, employee restrooms and kitchen / break room
- ▶ Curb cuts on St. Charles Road, Oakland Avenue, and Villa Avenue
- ▶ Readily accessible from I-94, I-290, I-88, I-355, IL-83, and main arterials North Avenue and Roosevelt Road
- ▶ 20 miles from downtown Chicago and 10 miles from O'Hare International Airport

LEE DICKSON

dickson@baumrealty.com
312.560.1432



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CORNER OF ST CHARLES & OAKLAND

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BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM

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MAIN ENTRANCE FROM PARKING LOT



SERVICE AREA ENTRANCE

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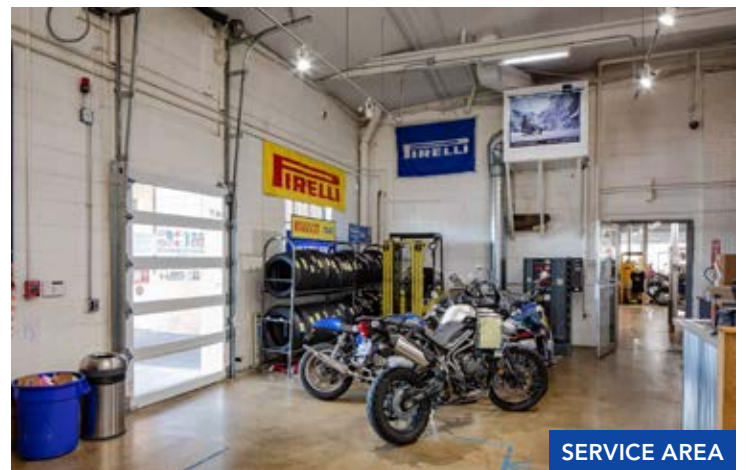
AUTO DEALERSHIP / FLEX INDUSTRIAL



MAIN SHOWROOM



COLLECTORS AREA



SERVICE AREA

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