



FOR SALE BY OWNER
DOWNTOWN Downers Grove
Zoned Multi Use - Office, Retail, Residential
Great Visibility, Private Parking Lot
Walk to Shopping, Restaurants, Historic Tivoli Theater, Library
1 Blk North of Downtown Main Street Metra Train Station
22 minutes via express train to
Downtown Chgo Union Station
Contact Owner: George Swimmer (630)333-0480
\$ 389,900

Approximate Age: **Older**
Type Ownership: **Sole Proprietor**
Frontage Acc:
Current Use: **Office and**
Potential Use: **Office and Research, Retail**
Known Encumbrances:
Client Needs:
Client Will:

Construction: **Wood Frame**
Exterior: **Aluminum Siding**
Foundation:
Roof Structure:
Roof Coverings: **Shingle Composition**
Docks: **None**
Misc. Outside: **Storms and Screens (as exist) Sun Deck**
Parking Spaces:
Indoor Parking:
Outdoor Parking: **Spaces, Common Parking, Private**
Lot
Extra Storage Space Available: **No**
Misc. Inside: **High Speed Comm Circuits**
Floor Finish: **Wood**

Air Conditioning: **Central Air**
Electricity: **101-200 Amps**
Heat/Ventilation: **Radiant**
Fire Protection: **Alarm Monitored**
Water Drainage:
Utilities To Site:
Tenant Pays: **Scavenger**
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Backup Info:
Sale Terms:
Possession:

Financial Information

Gross Rental Income/Month: **\$0**
Annual Net Operating Income: **\$0**
Real Estate Taxes: **\$0**

Individual Spaces (Y/N):
Total Income/Month:
Net Operating Income Year:
Total Annual Expenses: **\$0**
Expense Source:

Total Building (Y/N):
Total Income/Annual: **\$0**
Cap Rate:
Expense Year:
Loss Factor:



Retail/Stores

Status: **NEW**

Area: **515**

Address: **4905 Main St , Downers Grove, Illinois 60515**

Directions: **DOWNTOWN DOWNERS GROVE ONLY 1 BLOCK NORTH OF THE TRAIN**

List Price:
Orig List Price:
Sold Price:

Closed Date:

Off Mkt Date:

Township: **Downers Grove**

Coordinates: **N: S: E: W:**

Year Built: **1897**

Actual Zoning: **DB**

Zoning Type: **Commercial**

Subtype: **Free Standing Store, Neighborhood Storefront**

Lot Dimensions:

Land Sq Ft:

Net Rentable Area:

Rented Price:

Contract:

Points:

Unincorporated: **No**

Subdivision:

Lease Price SF/Y

Mthly. Rent. Price:

CTGF:

County: **DuPage**

PIN #:

Multiple PINs:

Min Rentbl. SF.

Max Rentbl. SF.

Stories: **2**

Units: **1**

Lease Type: **Gross**

Est Tax per SF/Y: **\$0**

