

FOR SALE

Commercial Site at NEC of Maple & Washington St.



902 Maple Ave

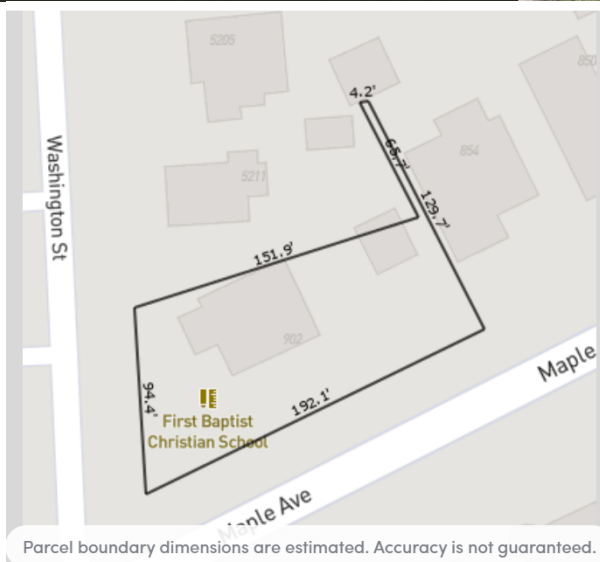
Downtown Downers Grove,
Downers Grove
Prime Corner Property

For Sale:
2 Story Brick Office Building
Full Walk Up Attic & Basement
2 Car Garage + Parking On Site

Asking Price: \$875,000.00

Ideal For Commercial User
Prime Redevelopment Corner

In Heart of Downtown Downers Grove Business District. Walk to Metra Train Station, Starbucks, Village Hall, Park District, Shops & Restaurants.



Property Summary

2 Story Brick Office Building Or Potential Redevelopment Land Site

**902 Maple Avenue
Downers Grove, IL 60515**

Building Size: 3,564 SF Plus Basement, Walk Up Attic for Storage
414 SF 2 Car Detached Garage

1st Level: 4-5 Offices, 1 Bathroom, Reception, Kitchen/Printer Area

Second Level: 5 Offices & 1 Bathroom

Lower Level: Full Lower Level Bonus Space Currently Used for Storage

Walk Up Attic: Unfinished Full Height Bonus Space

Pin: 09-08-307-023

Occupancy: Currently Owner Occupied Professional Office

Building Finished SF: 3,564 SF

Parking Spaces: 8 On Site Parking + 2 Car Brick Detached Garage

Property Lot Size: 13,338 SF of Land (.306 Acre Site)

Year Built: 1906

Sprinkler: None

Fire Alarm: Direct Connect to DGFD

Real Estate Taxes: \$15,109.24 (paid in 2022)

Roof: Copper and Tile Roof

Gutters: Copper

Hvac System: Hot Water Boiler Heating System

Zoning: DT Transition



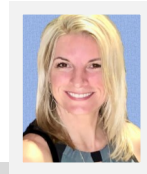
This information provide no representations or warranties to the accuracy of the information. Square footages provided may be approximate. Buyer shall be responsible for all due diligence & verification of all data and documents.

Schulz
PROPERTIES, LTD.

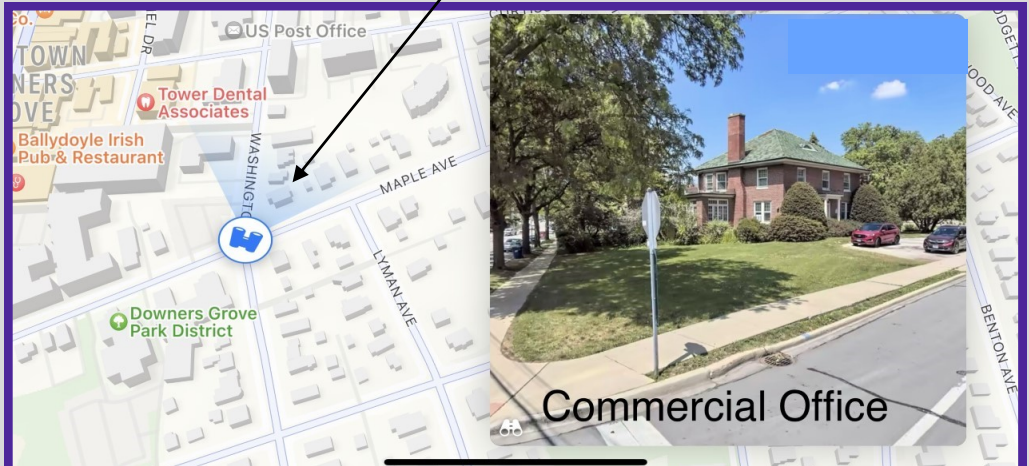
Schulz Properties Commercial Real Estate

947 Maple Avenue, Downers Grove, IL

Phone: 630.737.1200



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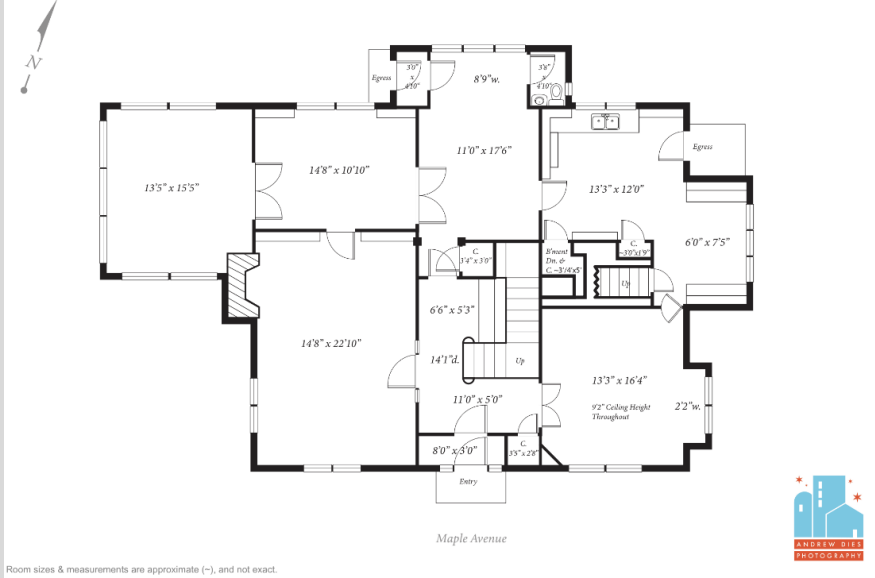
Theresa Schulz
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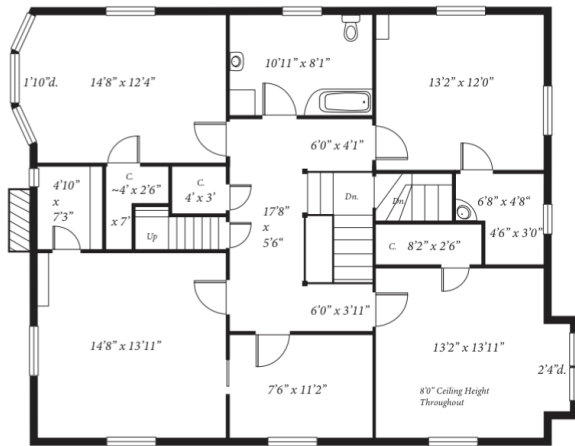
MAIN: 630.737.1200 * CELL: 630.453.1230

902 Maple Avenue, Downers Grove, IL

902 Maple Avenue - Commercial Office 1st Floor, Downers Grove, IL 60515



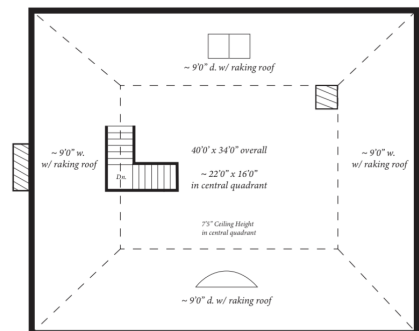
902 Maple Avenue - Commercial Office 2nd Floor, Downers Grove, IL 60515



Maple Avenue

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902 Maple Avenue - Commercial Office 3rd Floor, Downers Grove, IL 60515



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