



## OFFERING SUMMARY

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Location	415 E. Walnut Chatham, IL
Price	\$575,000
Gross Square Feet	19,230
Price / Gross SF	\$29.90
Parcel Size	1.25 Acres

Great investment for a user looking in Chatham. This property is zoned I-1. Currently has three tenants with 2 additional suites vacant and ready to lease. Tenants include Greco Graphics, Haven Pod and Crossfit XLT.

[WWW.MARRIOTTPROPERTIES.COM](http://WWW.MARRIOTTPROPERTIES.COM)

**BILL MARRIOTT JR. \*\* 217-741-0198 \*\* MARRIOTTJR@COMCAST.NET**

**3701 W. WABASH AVE, SPRINGFIELD, IL 62711**





## **PROPERTY DESCRIPTION**

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<b>Address</b>	415 E. Walnut Chatham, IL
<b>Stories</b>	1
<b>Square Footage</b>	19,230
<b>Site Area</b>	54,450 sq. ft. +/-
<b>Parcel ID#</b>	29-07.0-176-072
<b>Zoning</b>	I-1
<b>Parking</b>	Gravel
<b>Roof</b>	Metal

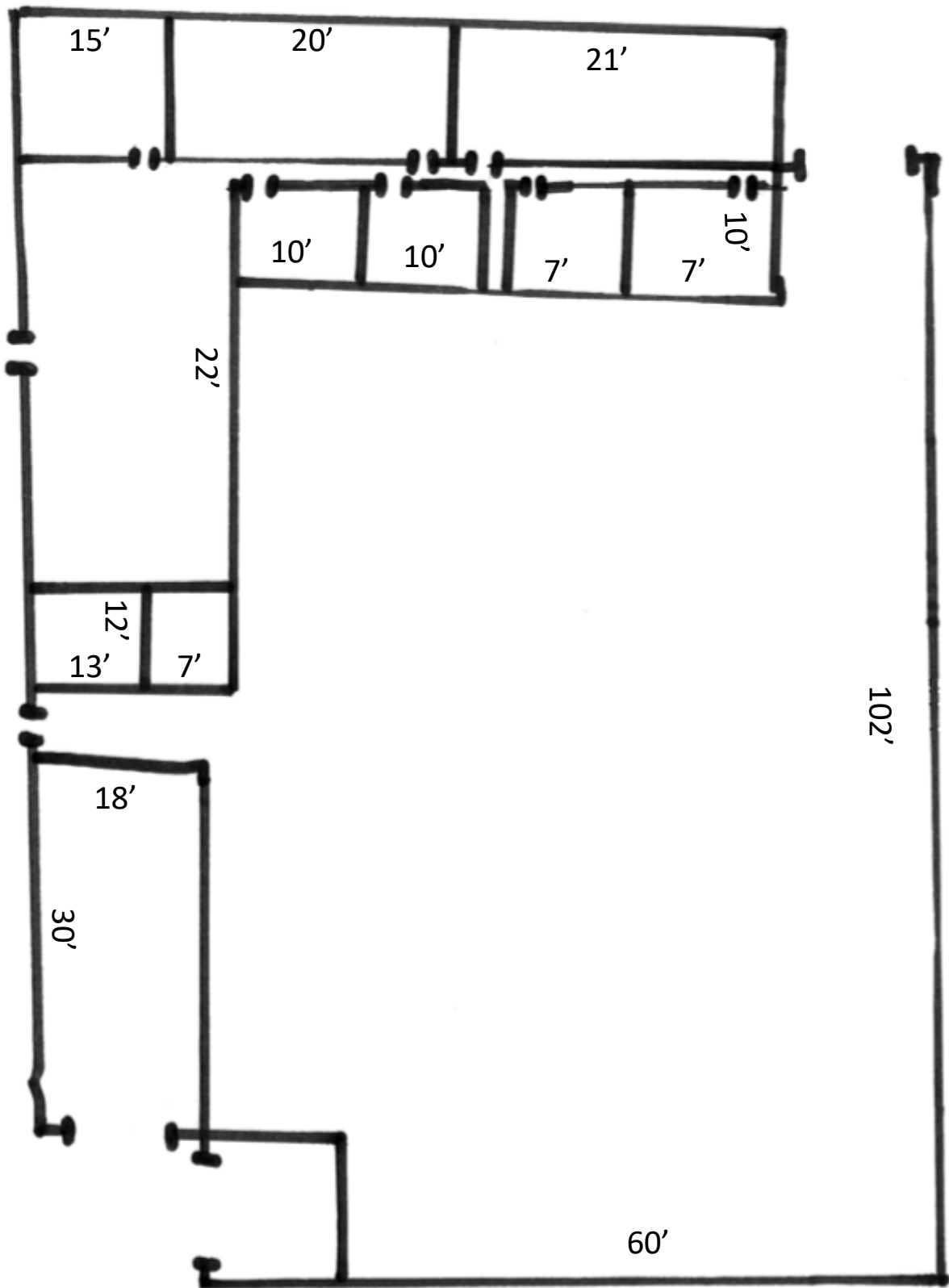
[WWW.MARRIOTTPROPERTIES.COM](http://WWW.MARRIOTTPROPERTIES.COM)

KRISTEN WOLFE \*\* 217-494-9802 \*\* KRISTEN86@MSN.COM

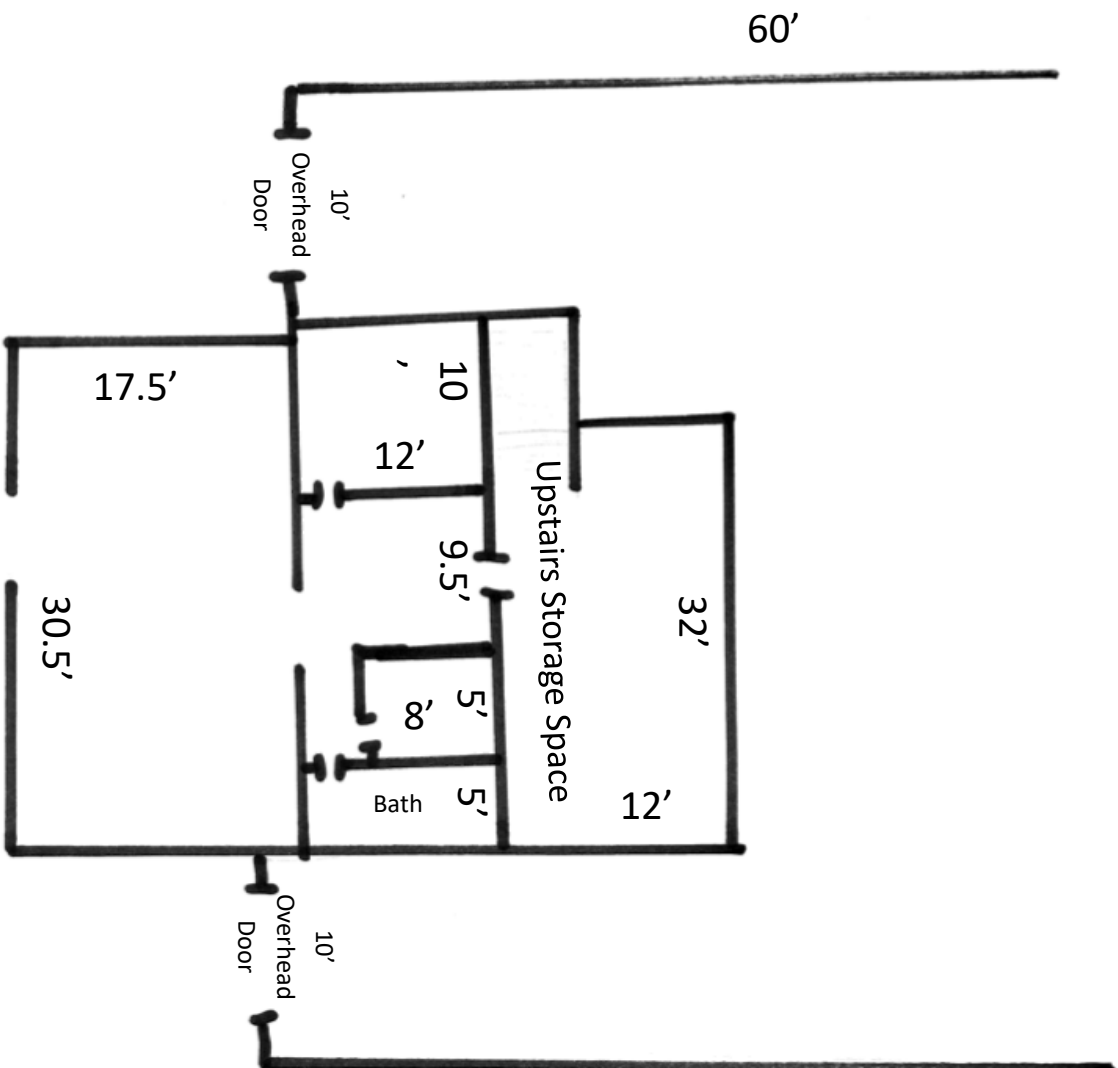
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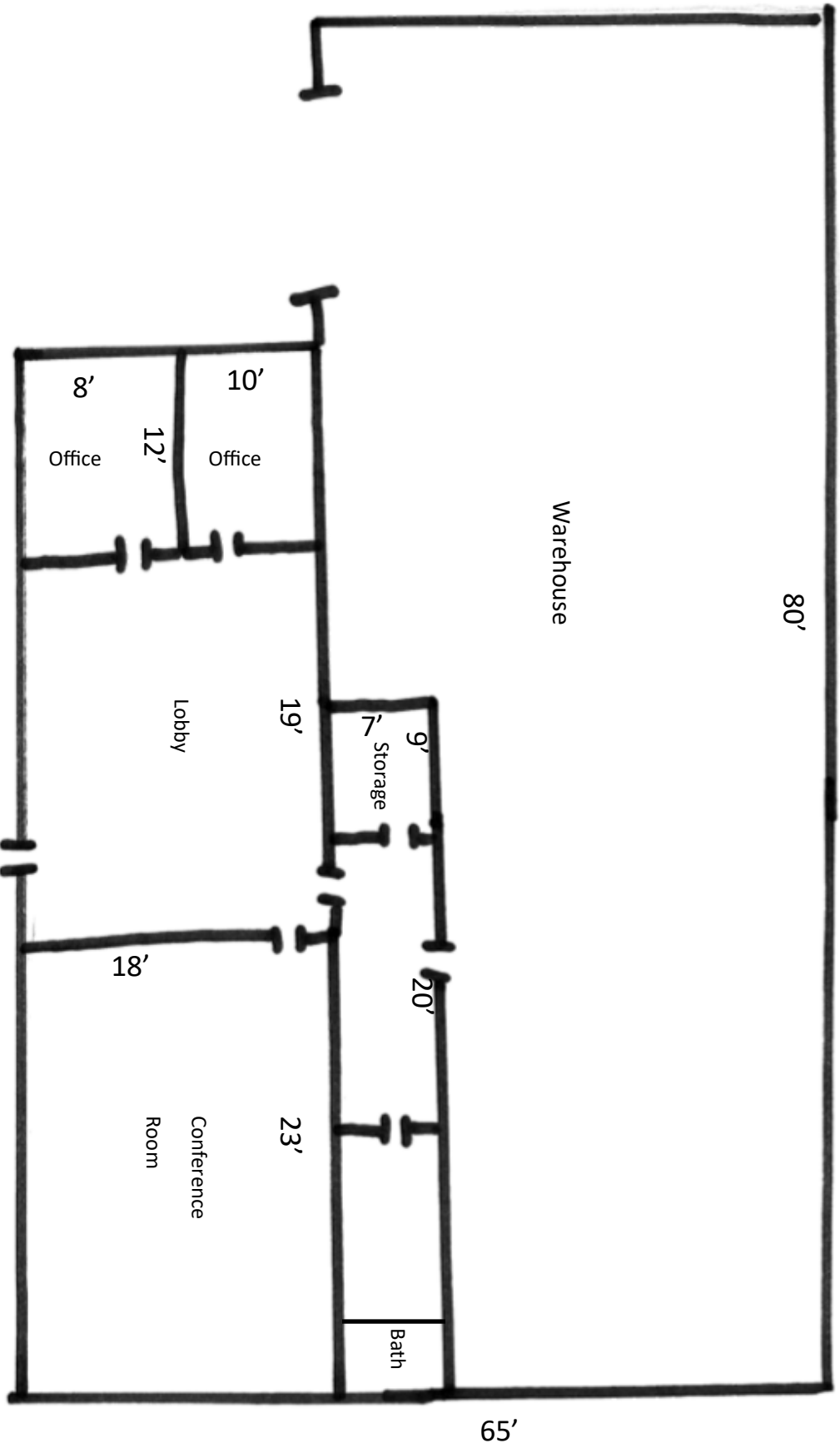
# BUILDING A FLOOR PLAN



# BUILDING B FLOOR PLAN



# BUILDING C FLOOR PLAN





**AREA MAPS**

