

For Sale

Fully Leased Investment Opportunity

Approx. 6,300 S.F. Multi Tenant Office Building

219 W. 55th Street, Clarendon Hills, IL

Sale Price \$1,095,000



- Gross Annual Income \$111,840
- 1996 frame construction
- Partial two story with English basement consisting of:
 - 1st Floor: +/- 2,515 sq. ft.
 - 2nd Floor: +/- 1,330 sq. ft.
 - English basement: +/- 2,515 sq. ft.
 - Storage garage: +/- 400 sq. ft.
- DuPage County Real Estate Tax
PIN # 09-14-100-054
2025 \$16,295.92

- Zoning Office Transitional District
- Land site +/- 19,550 sq. ft. (0.45 acres)
- 15 car parking
- 400 AMPs electric

DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2025 Households	6,614	42,460	99,837
2025 Population	16,898	110,073	253,378
2025 Avg. HH Income	\$153,102	\$154,319	\$146,554
2025 vehicles per day: 22,706			



Exclusively Offered by:
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219 W. 55th Street, Clarendon Hills, IL Interior Photos



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All information herein is from sources deemed reliable but not guaranteed accurate.
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Exterior Photos



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