

AVAILABLE NOW

FOR SALE

8647 Ogden Ave, Lyons, IL 60534



PROPERTY HIGHLIGHTS

Total Building +/- 3700 Sqft

Zoned for Commercial Use

13 Private Parking Spaces

High-Traffic Ogden Ave Visibility

Ideal for Wellness, Spa, or Medical

3-Bedroom Apartment (2nd Floor)

Turnkey Operation with Loyal Clients

Owner-user or investment opportunity to acquire both the commercial building and established T-Float wellness business at 8647 Ogden Ave, Lyons, IL. The property features a fully built-out float therapy facility with custom sensory-deprivation pods and relaxation salt chambers, allowing a buyer to step directly into an operating wellness business with an established client base. The first floor is dedicated to the commercial operation, while the second floor includes a 3-bedroom apartment suitable for an owner-occupant or rental income. Positioned along high-traffic Ogden Avenue with 13 on-site parking spaces, this is a turnkey building and business sale with specialized infrastructure already in place



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