



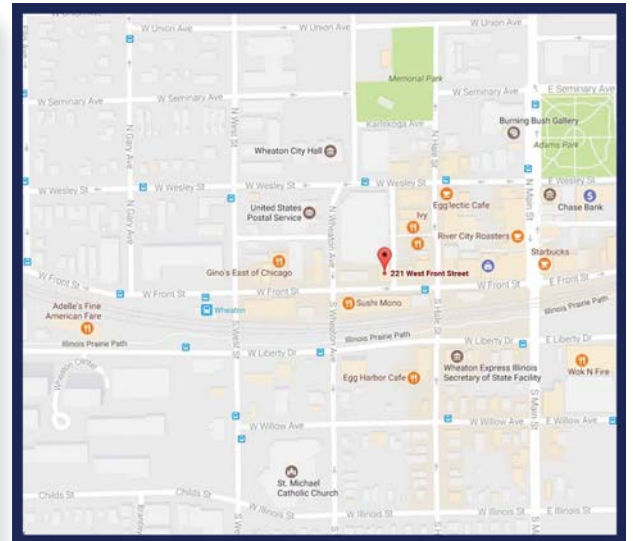
# FOR SALE

## 10,000-Square-Foot Class "A" Retail/Office Building Downtown Wheaton, IL

### 221 West Front Street, Wheaton, Illinois



- Excellent downtown Wheaton location
- 10,000-square-foot, three-story Class "A" retail/office building
- 3,333 square feet of ground-floor retail space, currently leased
- Second and third floors are 3,333 square feet, built out as Class "A" office space
- Available parking in the adjoining City of Wheaton parking garage
- Existing fixtures and furniture on the premises are negotiable
- Walk to Metra station and downtown restaurants and shops



FOR ADDITIONAL INFORMATION CONTACT: **Brian Butler**

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*The above listing information was obtained from a source deemed reliable. However, The Butler Group shall assume no liability for its accuracy. The above information is subject to change or withdrawal without further notice.*

## FOR SALE

### 10,000-Square-Foot Retail/Office Building Wheaton, Illinois

<b>Location</b>	221 West Front Street, Wheaton, IL. The building is located on the north side of Front Street between Wheaton Avenue to the west and Hale Street to the east.
<b>Building Description</b>	The subject property is a 10,000-square-foot, three-story retail/office building built in 2001. The ground floor is a 3,333-square-foot retail space and the second and third floors are built out as Class "A" office space. The second and third floors are each 3,333 square feet.
<b>Parking</b>	There is street parking in front of the building. Tenant parking is in the City of Wheaton parking garage directly behind the building.
<b>Lot size</b>	3,360 square feet
<b>Age</b>	Built in 2001
<b>Real Estate Taxes</b>	2015 - \$44,017.32
<b>Asking Price</b>	\$3,250,000.00
<b>Comment</b>	The building is ideal for an office user that will occupy the second and third floors. There is great building signage available above the third floor window line.

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#### FOR ADDITIONAL INFORMATION

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#### **Brian Butler**

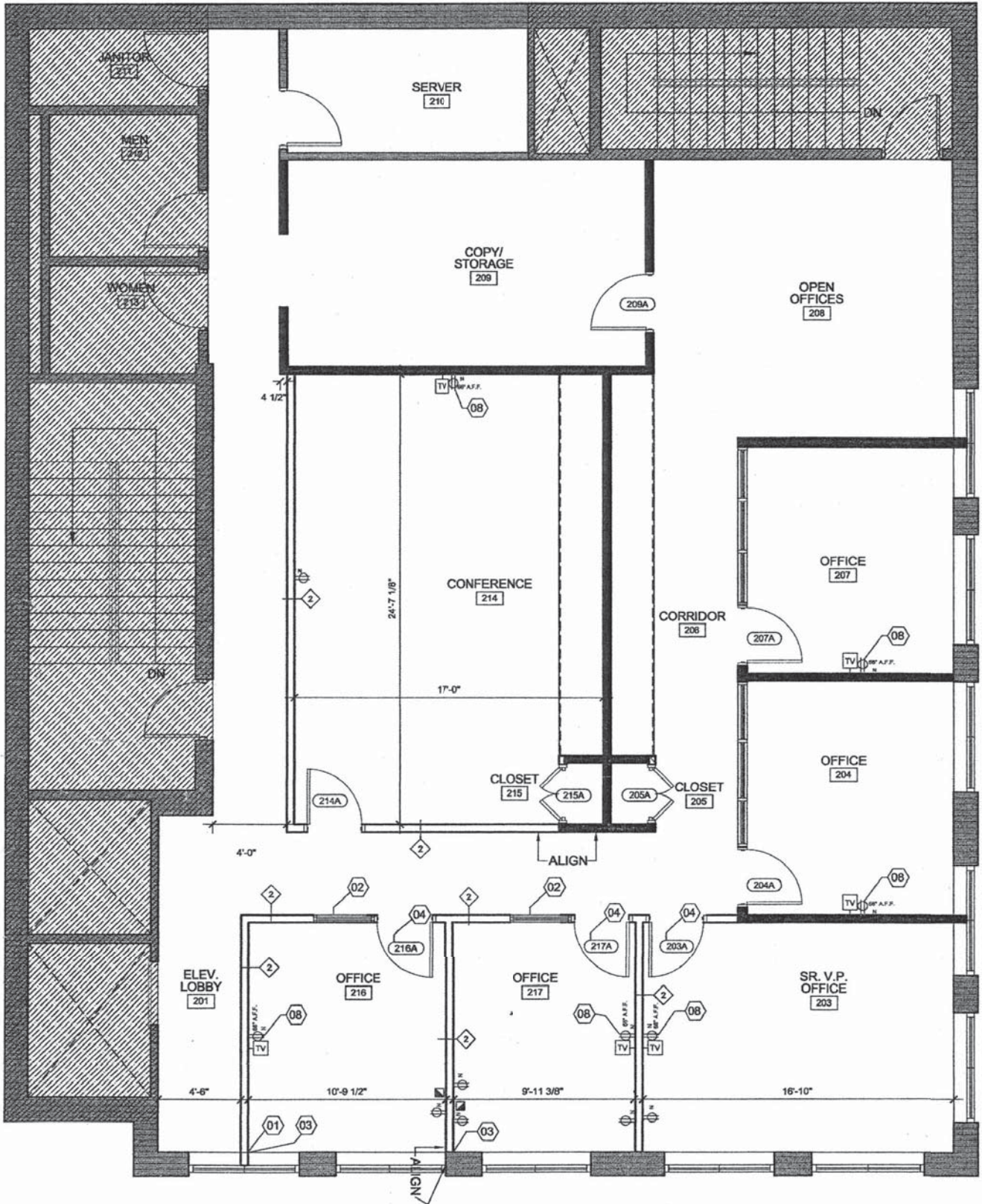
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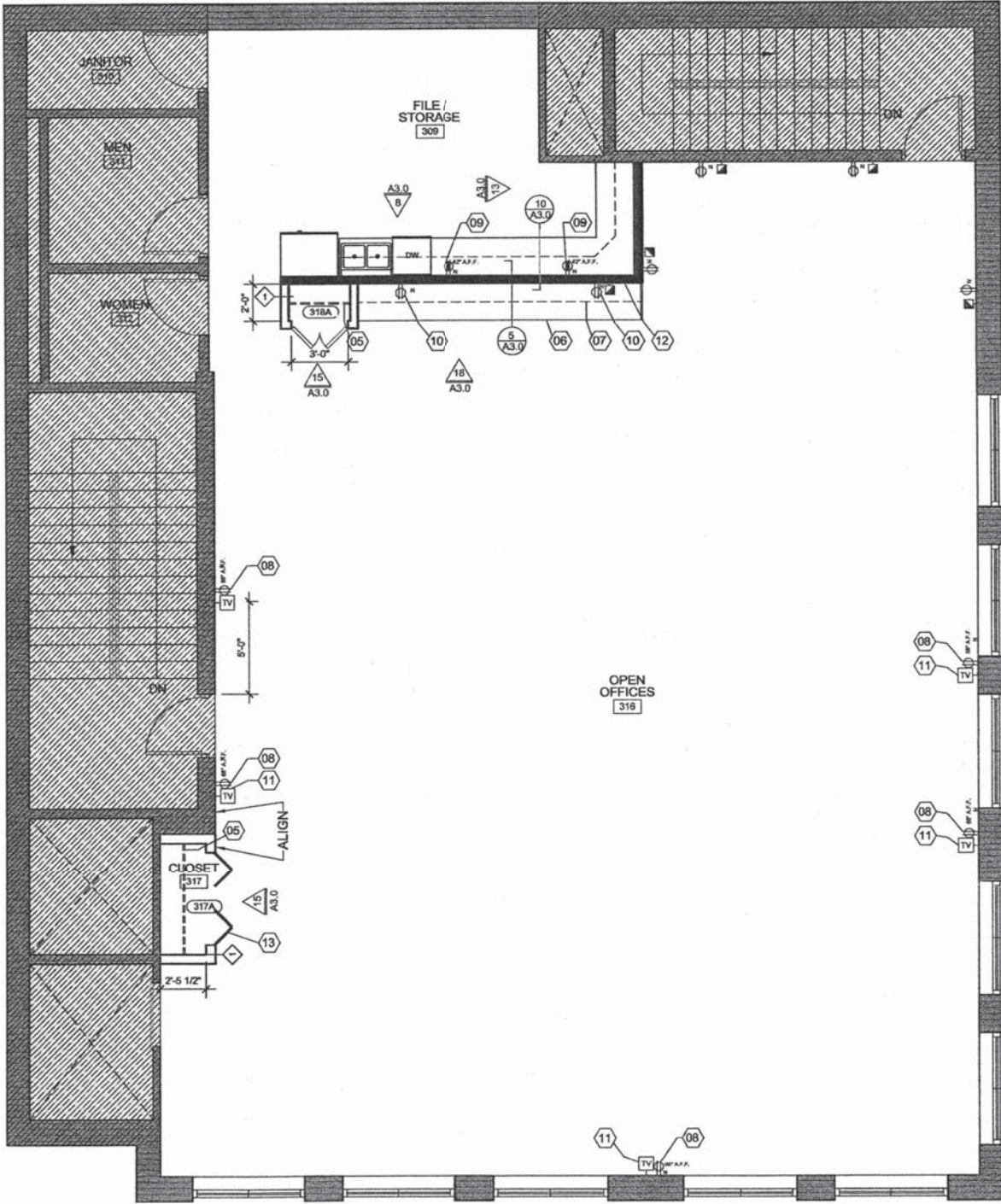
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**NEW FLOOR PLAN - 2ND FLOOR**

SCALE: 1/4" = 1'



NEW FLOOR PLAN - 3RD FLOOR

SCALE: 1/4" = 1'-0"