

FOR SALE

8647 OGDEN AVE
LYONS, ILLINOIS



±3,672 SF
FREESTANDING
BUILDING



HIGH-VISIBILITY
CORNER
LOCATION



B-1
COMMERCIAL
ZONING



PROPERTY HIGHLIGHTS

- ✓ ±3,672 SF Freestanding Building
- ✓ B-1 Commercial Zoning
- ✓ Corner Location with Excellent Visibility
- ✓ Strong Traffic Counts Along Ogden Avenue
- ✓ Multiple Private Rooms & Open Areas
- ✓ Suitable for Retail, Office, Medical, Wellness, Service, and Professional Uses
- ✓ Convenient Access to I-55, I-290, and Downtown Chicago
- ✓ Owner-User or Investment Opportunity

PROPERTY OVERVIEW

8647 Ogden Avenue presents a unique opportunity to acquire a highly visible freestanding commercial building in the heart of Lyons, Illinois. Positioned on a signalized corner along heavily traveled Ogden Avenue, the property offers excellent exposure, flexible B-1 zoning, and a layout suitable for a variety of commercial uses.

The property features a well-maintained two-story brick building with a highly functional floorplan and attractive interior finishes. The first floor offers a welcoming reception area with high ceilings and open gathering space, while the second floor provides additional private rooms and flexible workspace options.

Its prominent corner location and strong street presence make it ideal for a variety of commercial users seeking visibility and accessibility within the western suburbs.



RECEPTION AREA



STAIRWELL



SECOND FLOOR INTERIOR



CONTACT

DARIUS JUSAITIS

(708) 707-2377

USA

COMMERCIAL
G R O U P