

FOR SALE

*User Retail Showroom/Warehouse Bld.
229 W. Ogden Ave. Westmont, IL*



PROPERTY SUMMARY

Building. Size: 16,000 SF

Lot Size: 23,160 SF

Parking: 25 Car

Zoning: B-2 (Westmont)

Overhead Doors: 2 (9x10)

Fully Sprinklered: Yes

Lower Level: Partial

Construction: 1956,86,98

Elevator/Generator: Yes

Ceiling Heights:

Showroom 12'10"

Warehouse 24'0"

Lower Level 12'10"

Rear Apt: 2 Bdrm/1 Bath



Mark Butler
MANAGING BROKER

630-707-3774

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947 Maple Ave., Downers Grove, IL 60515
markbutlerproperties.net

Mark Butler Properties has been hired by the property owner to represent the property owner and will be compensated by the property owner for services rendered. No Dual agency is implied or agreed to unless executed by both parties. Information is subject to change or withdrawal and is not guaranteed.

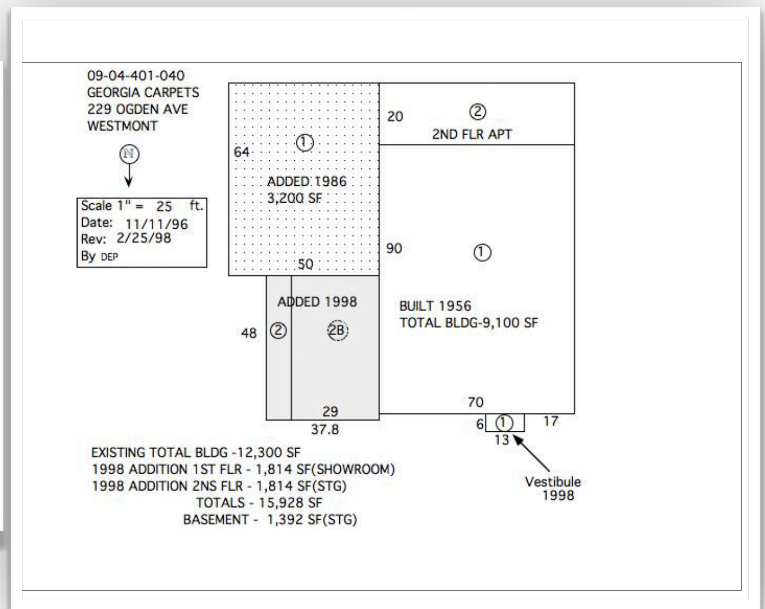
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PLEASE DO NO DISTURB OCCUPANTS.

Freestanding retail showroom warehouse building on Ogden Avenue near the intersection of Ogden & Cass Ave. Operating as Georgia Carpets since 1978. (Owners retiring) 1956 construction with additions in 1986, & 1998. Property is in excellent condition. 2 rear overhead doors, (9x10) fully sprinklered, updated fire system, back up generator, new LED lighting throughout, new first and second floor showroom windows. Elevator, 3 bathrooms, (two in showroom, one in rear warehouse) partial lower level with 12'10 ceiling, lower level conveyor system to bring goods to and from lower level, 8 newer HVAC units throughout. Rear warehouse has 24'0 clear ceilings (and storage racks that can remain,) showroom has 12'10. Front of building has concealed overhead door that can be put back in service. Rear second floor updated 2 bedroom/1 bath apartment with all new appliances and central air. Property is ideally suited for large retail showroom uses. Furniture, carpet, kitchen & bath remodeling, contractors office/showroom, indoor car sales etc.

Asking Price/Showings: Contact Mark Butler 630-707-3774



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