

# 443 E. St Charles Road

VILLA PARK, IL | 60181

# For Sale

AUTO DEALERSHIP / FLEX INDUSTRIAL



## SITE INFORMATION

<b>ASKING PRICE:</b>	Please call for pricing
<b>BUILDING SIZE:</b>	28,600 SF
<b>LAND SIZE:</b>	3.69 Acres
<b>YEAR BUILT:</b>	1964
<b>YEAR RENOVATED:</b>	2012
<b>PARKING:</b>	400 Cars
<b>ZONING:</b>	MX-3 - TIF District

## INVESTMENT HIGHLIGHTS

- ▶ 28,600 SF masonry building with paved parking for 400 cars on 3.69 acres of land
- ▶ Located in a TIF District affording an **80% rebate of sales tax over \$3,500/year**
- ▶ Completely renovated in 2012, improvements include new HVAC, electrical and restrooms, energy efficient LED lighting, alarm system with 16 cameras and DVR's
- ▶ Truss roofed building features 8,000 SF main showroom, five (5) private offices, large conference room accommodating up to 40 people, customer dressing / changing room, waiting area with restrooms, employee restrooms and kitchen / break room
- ▶ Curb cuts on St. Charles Road, Oakland Avenue, and Villa Avenue
- ▶ Readily accessible from I-94, I-290, I-88, I-355, IL-83, and main arterials North Avenue and Roosevelt Road
- ▶ 20 miles from downtown Chicago and 10 miles from O'Hare International Airport

## LEE DICKSON

dickson@baumrealty.com

312.560.1432



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CORNER OF ST CHARLES & OAKLAND

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MAIN ENTRANCE FROM PARKING LOT



SERVICE AREA ENTRANCE

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