

PRICE REDUCED



# 28,000 SF MULTI-USE BUILDING

2110 PLAINFIELD RD, CREST HILL, IL 60403

## 28,000 SF MULTI-USE BUILDING



### SALE PRICE

**\$1,195,000**

### OFFERING SUMMARY

Lot Size: 1.11 Acres

Building Size: 28,000 SF

Zoning: B3

Price / SF: \$42.68

### PROPERTY HIGHLIGHTS

- Well maintained 28,000 SF freestanding building
- 16,000 SF on the first floor and 12,000 SF warehouse on the second floor
- First floor features open floor area for sales/showroom and offices
- Second floor features storage warehouse and offices
- Owners retiring and closing business after 39 successful years at this location
- Flexible B3 zoning give opportunity for multiple uses
- Fully sprinkled, heated and air conditioned
- Conveyor to transport merchandise to the 2nd floor available for purchase
- Interior fixtures depicting Bank, Gazebo etc. also available for purchase

### LOCATION OVERVIEW

Located in Crest Hill on Plainfield Rd (Route 30) between Caton Farm Rd and Larkin. North of the Hillcrest Shopping Center, this commercial building has great visibility and access.

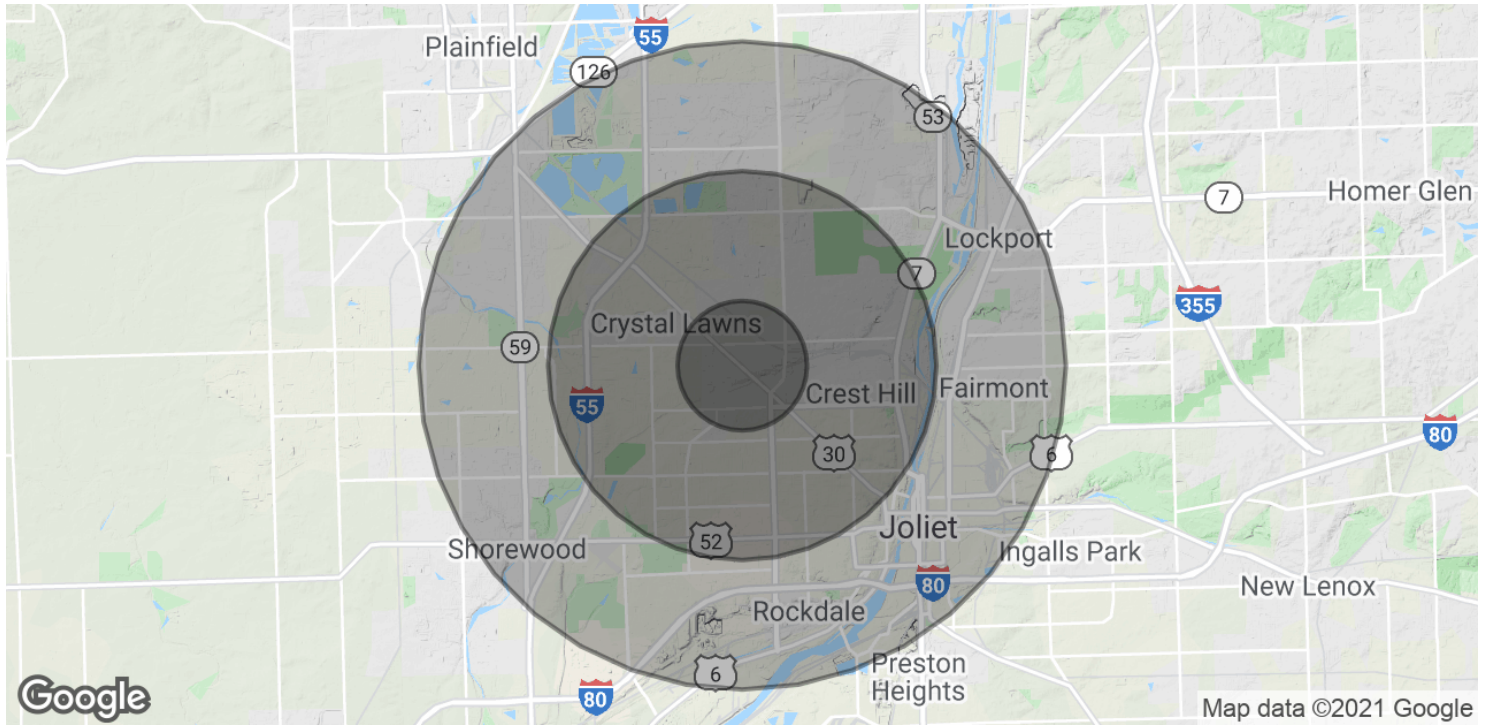
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,435	86,124	193,991
Average age	39.9	36.8	34.5
Average age (Male)	37.1	35.4	33.2
Average age (Female)	41.4	38.0	35.6

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,413	32,152	67,232
# of persons per HH	2.5	2.7	2.9
Average HH income	\$69,040	\$66,193	\$66,713
Average house value	\$203,636	\$193,147	\$201,901

\* Demographic data derived from 2010 US Census