

46 Ed Bossert Drive

Lemont, IL 60439

LAND - OFFICE FOR SALE



Property lines are approximate

john
greene
COMMERCIAL

46 Ed Bossert Drive | Lemont, IL 60439

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290

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OFFERING SUMMARY

Sale Price:	\$1,499,000
Lot Size:	1.73± Acres
Zoning:	DD - Downtown District
Taxes:	\$22,749 (2019)
PINs:	22-20-300-005 22-20-300-006 22-20-300-027

PROPERTY OVERVIEW

13,357± SF Flex Building with three drive in doors. Building includes two stories of office space.

PROPERTY HIGHLIGHTS

- 13,357± SF Flex Building
- 1.73± Acre Site
- Downtown Lemont
- Canal TIF District
- Level Topography
- Close proximity to Metra Station

Mike Klimek

mikeklimek@johngreenecommercial.com

708.997.4852

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

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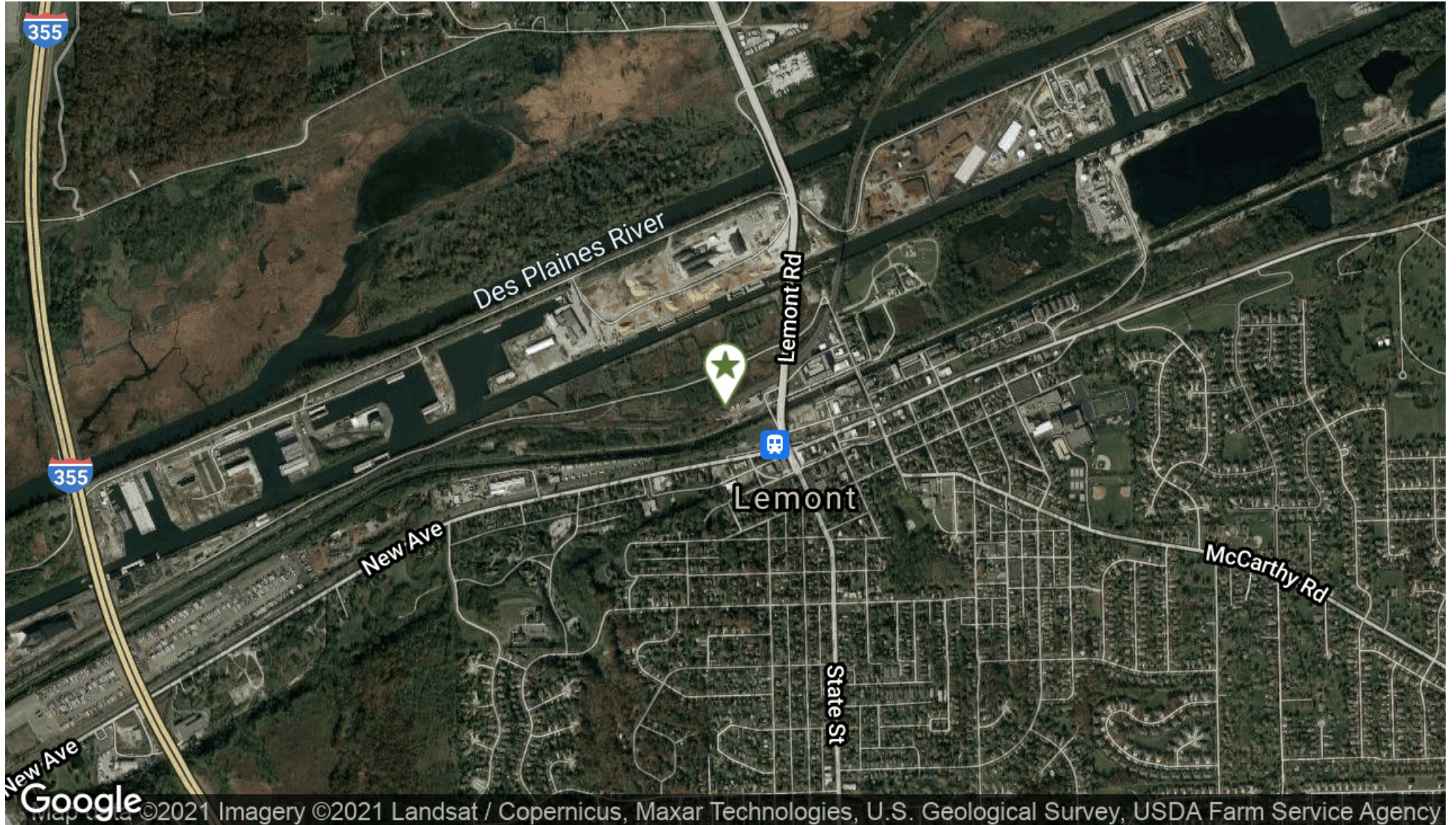
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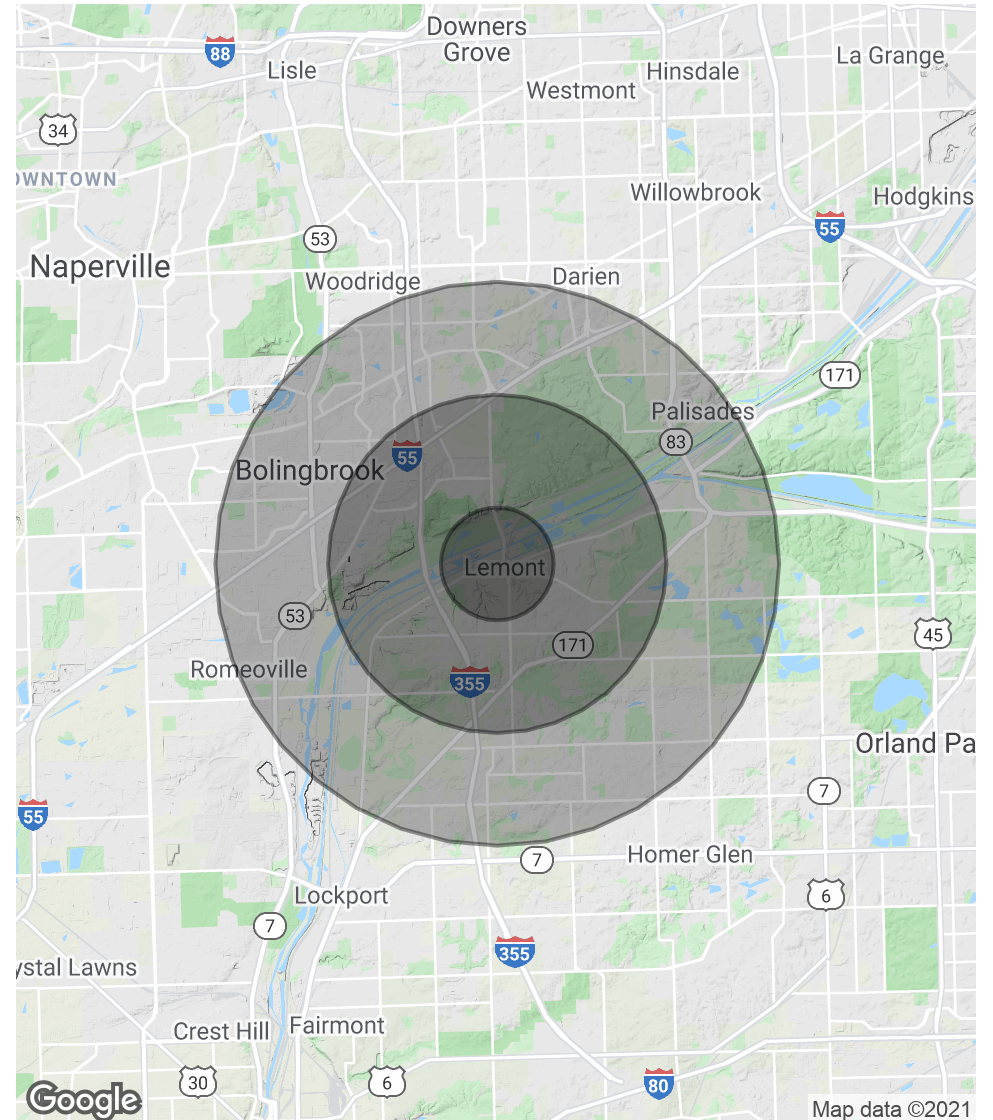
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,367	27,348	103,405
Average age	40.2	38.8	37.8
Average age (Male)	40.2	38.8	36.8
Average age (Female)	40.6	39.1	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,437	9,245	35,485
# of persons per HH	3.0	3.0	2.9
Average HH income	\$108,218	\$100,502	\$91,990
Average house value	\$383,562	\$398,180	\$380,811

* Demographic data derived from 2010 US Census



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