

FOR SALE / LEASE

1035 Havens Court
Downers Grove, Illinois



MULTI-UNIT OFFICE BUILDING



SALE PRICE: \$825,000



- 2-story, masonry construction
- .46 acre site
- 9,552 sf plus 4,717 sf finished lower level
- Owner/User or multi-tenant option
- NEC of Odgen Avenue & Main Street
- 4 minutes to commuter rail
- Quick access to North-South East-West Tollways
- Built in 1985, Class B, Zoned B3-General Services & Highway Business

DEMOGRAPHICS

1 Mile

Population:	13,023
Average Income:	\$99,691
Median Home Value:	\$404,123

3 Miles

Population:	89,589
Average Income:	\$80,393
Median Home Value:	\$325,621

5 Miles

Population:	264,452
Average Income:	\$82,028
Median Home Value:	\$320,016

FOR MORE INFORMATION CONTACT:

Paul Montes
Senior Vice President
montes@inlandgroup.com
630-954-4446

Eric Spiess
Senior Vice President
spiess@inlandgroup.com
630-990-8656

BROKERAGE | 1031 EXCHANGES

2901 Butterfield Road Oak Brook, IL 60523 | www.inlandbrokerage.com

Inland Real Estate Commercial Brokerage Inc. has been engaged by the owner to market the property. The information contained herein has been prepared solely for marketing purposes to assist a recipient in determining whether they wish to proceed with a further in-depth investigation of the property. All demographic information above are approximations and interested parties are expected to independently review all property documents as to their accuracy and completeness. Inland Real Estate Commercial Brokerage, Inc., its respective officers, employees and representatives make no representations or warranties, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents. Furthermore, no legal commitment or obligation shall arise from any of its contents. In addition, this brochure is subject to modification and this property may be withdrawn from the market at any time, without prior notice. No part of this brochure may be duplicated without prior consent from Inland Real Estate Commercial Brokerage, Inc. This offering is not intended to solicit your response or involvement should you be engaged in an exclusive brokerage agreement with another real estate company. The Inland name and logo are registered trademarks being used under license.