

# 524 W St Charles Road

Villa Park  
Offered at \$535,000



- Reception area
- Private offices
- Conference room
- Balcony
- Ample exterior parking
- 4 Bathrooms
- .18 Acres
- 5522 Sq Ft (approx)
- 3 car attached garage
- Mixed Use Zoning

One of a kind large 2-story office/retail building owned by the same family since the 1950's! This property is zoned MX-T which allows both office and residential use and with the unique layout opens the door to endless possibilities. The 1st floor has entrances on both east and west side and would allow for 2 separate units. 1st floor has 2 bathrooms and access to garages. The 2nd floor is accessible through the side door private entrance off of Bierman and is currently rented to long term tenant on month to month basis. The 2nd floor was an addition completed in about 1970. 2 additional bathrooms, 2 private offices, reception area, and conference room are all located on 2nd floor. There are three garage spaces which are used by the current tenant as well as ample exterior parking behind building and street parking on Bierman. Balcony was rehabbed last year! Building is being sold in as-is condition. Property to the west is also for sale. Utilities listed are paid by tenant.



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All measurements and figures are approximate. Source of information is deemed reliable, but not verified.

