Front Street Lofts Commercial Condos FOR SALE

320 River Street
Lemont, IL 60439

848 - 18,957 Sq Ft

Multiple retail spaces available in the heart of downtown along the historic riverwalk, just steps away from Lemont Metra Station

MILLER CHICAGO

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HIGHLIGHTS

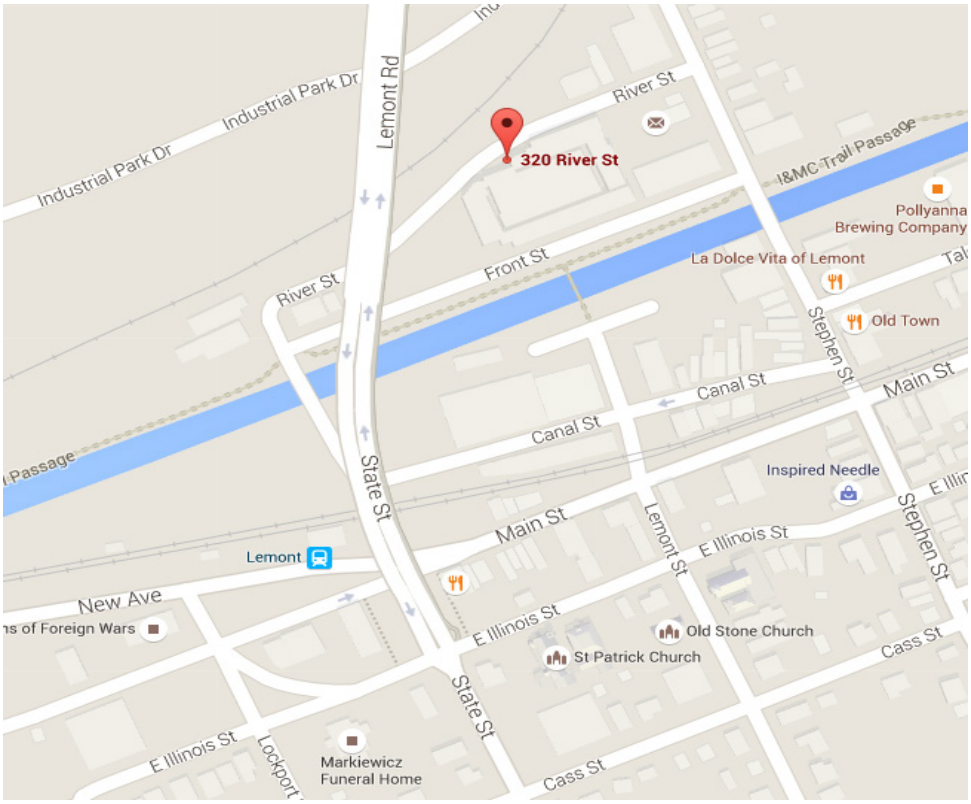
Highlights

Price:	$63,600 - $1,755,110
Listing Type:	For Sale
Lease Type:	Retail / Office
Min. Divisible:	848
Max Contiguous:	18,957
Parking:	Parking Garage

Demographics

(2015 Estimates)

	1 Mile	3 Miles
Population	3,702	19,455
Households	281	727
Average Income	$103,878	$112,887



Description

- Approximately 19,000 Sq Ft of retail / office space available in unique mixed-use development along downtown Lemont Riverwalk

- Located on ground level of beautifully constructed luxury residential 82-unit fully-occupied condo complex, with tenants providing a built-in customer base

- Situated in the heart of downtown, just steps away from Lemont Metra station

- Retail spaces divisible from 848 to 5,686 Sq Ft--perfect for coffee shop, boutique, spa, restaurant or professional office use

- Municipal garage in rear with 262 parking spaces provides parking for all tenants and customers (free 4-hour / overnight parking & all day employee / com-muter parking available with purchase of monthly pass from Village)

- Assessments of approx $2.72/Sq Ft (2016) include all common area utilities, water, common area insurance, building exterior maintenance, common area cleaning, fire alarm/sprinkler system maintenance & snow removal (assessed to Building 2 only / Buildings 1, 3 & 4 will begin to split these costs as units are sold)

- Commercial unit tenants responsible for own utilities and trash removal

- Existing businesses include Front Street Cantina & Edward Jones

- Build to suit options may be available

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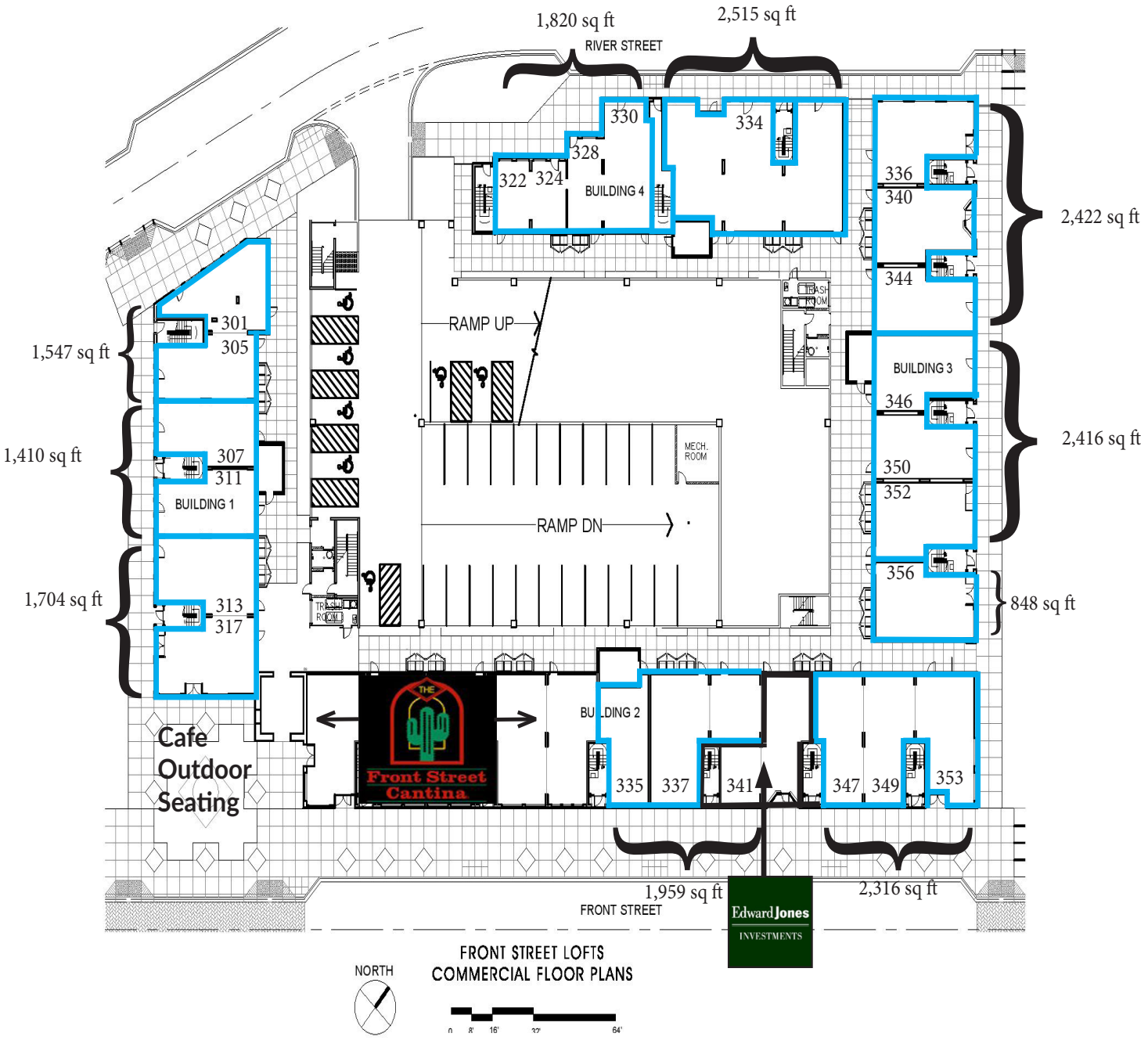
SITE PLAN



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UNIT MIX

Building 1 – West Elevation

301/305 Front Street	– 1,547 Sq Ft / $123,760 (2015 Property Taxes: $1,369.45)
307/311 Front Street	– 1,410 Sq Ft / $126,900 (2015 Property Taxes: $1,248.17)
313/317 Front Street	– 1,704 Sq Ft / $187,440 (2015 Property Taxes: $1,508.43)
301-317 Front Street	= 4,661 Sq Ft / $438,100

Building 2 – Canal Walk Elevation (South)

335/337/341 Front Street	– 1,959 Sq Ft / $289,000 (2015 Property Taxes: $1,731.07) *Finished office space / former sales office (furnished sale optional)
347/349/353 Front Street	– 2,316 Sq Ft / $254,760 (2015 Property Taxes: $2,066.57)
335-353 Front Street	= 4,275 Sq Ft / $543,760

Building 3 – East Elevation

336/340/344 River Street	– 2,422 Sq Ft / $181,650 (2015 Property Taxes: $2,144.03)
346/350/352 River Street	– 2,416 Sq Ft / $181,200 (2015 Property Taxes: $2,138.71)
356 River Street	– 848 Sq Ft / $63,600 (2015 Property Taxes: $750.67)
336-356 River Street	= 5,686 Sq Ft / $426,450

Building 4 – North Elevation

322/324/328/330 River Street	– 1,820 Sq Ft / $145,600 (2015 Property Taxes: $1,611.12)
334 River Street	– 2,515 Sq Ft / $201,200 (2015 Property Taxes: $2,226.35)
322-334 River Street	= 4,335 Sq Ft / $346,800

Total Space Available = 18,957 Sq Ft / $1,755,110

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