

Front Street Lofts Commercial Condos
320 River Street, Lemont, IL 60439

FOR SALE

848 - 18,957 Sq Ft | Investor / Developer Opportunity



Raw Commercial Spaces in the heart of downtown
Lemont along the historic riverwalk, just steps 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

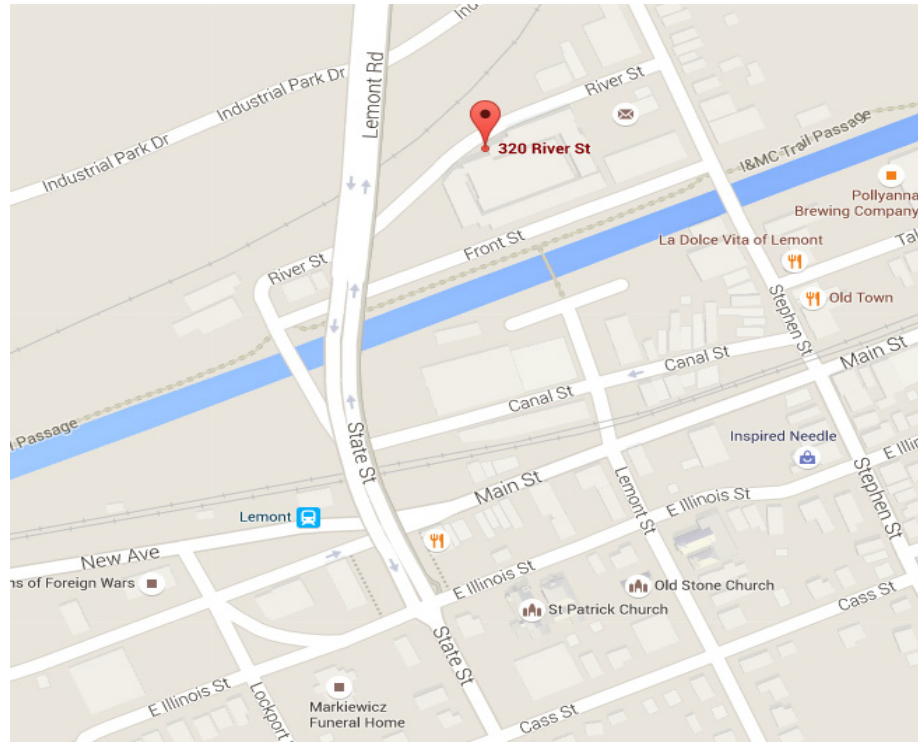
Demographics

(2015 Estimates)

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

Description

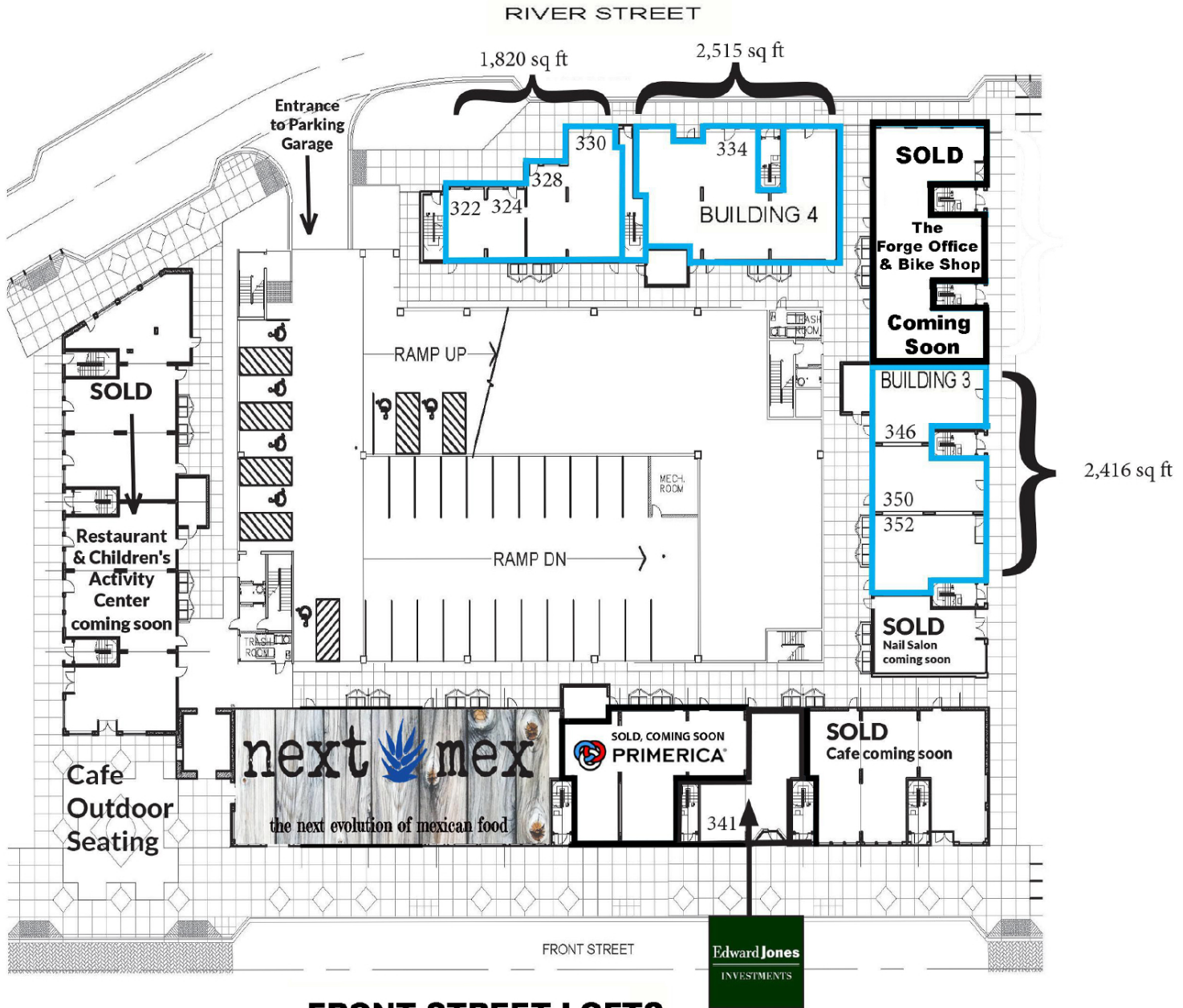
- Approximately 19,000 Sq Ft of retail / office space available in unique mixed-use development along downtown Lemont Riverwalk
- Unfinished / raw commercial space remains unsold by developer and opportunity now exists for developer / investor to purchase as-is & complete construction—perfect investment opportunity!
- Completed spaces can be sold as finished units or leased out for rental income
- Located on ground level of beautifully constructed luxury residential 82-unit fully-occupied condo complex, with tenants and commuters 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 or available for purchase as entire package (4 retail buildings totaling 18,957 Sq Ft) - make an offer on any number of units or entire package
- Ideal location for a variety of tenants i.e. coffee shop, boutique, spa, restaurant or 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 / commuter 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



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SITE PLAN



**FRONT STREET LOFTS
COMMERCIAL FLOOR PLAN**

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UNIT MIX

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

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

