

5514 Lincoln Avenue

Lisle, IL 60532

FOR SALE

12,000 Sq Ft Commercial Building with Land on Route 53



Highlights:

Property Type:	Retail / Land
Tax:	282.76 (2016)
PIN #(s):	08-15-202-010
Size:	12,000 Sq Ft (Retail) & 37,040 Sq Ft (Land)

Description:

– 12,000 Sq Ft retail building on 0.85-acre land parcel with 200 feet of Lincoln Avenue (Old Route 53) frontage, just 400 feet south of Maple Avenue

- Excellent development / redevelopment opportunity in high-visibility location with average traffic of over 25,600 vehicles per day—perfect for retail strip center
- Great rehab project for single tenant development such as restaurant, brewery, sporting complex, auto or service-related business, furniture or other home / garden use (building requires new roof & gut rehab)
- Adaptable space includes 4,500 Sq Ft showroom, 1,500 Sq Ft work area, 1,550 Sq Ft attached garage and usable 2nd floor with 1,600 Sq Ft former apartment & 2,800 Sq Ft storage
- Directly opposite AutoZone & ALDI, adjacent to a car wash & Firestone, and within two blocks of shopping centers containing Jewel-Osco, Starbucks, Dunkin' Donuts, H&R Block & other retailers
- Within one mile of four major recreation venues including Sea Lion Aquatic Park, Tee Time Golf Range, River Bend Golf Club and Four Lakes Alpine Snowsports
- Currently leased to a tenant on a month-to-month basis (tenant could be vacated upon sale or June 30, 2017 depending on buyer preference)
- Seller would consider offering short term (up to 18 months) financing or lease with purchase option



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SITE PLAN

5514 Lincoln Avenue

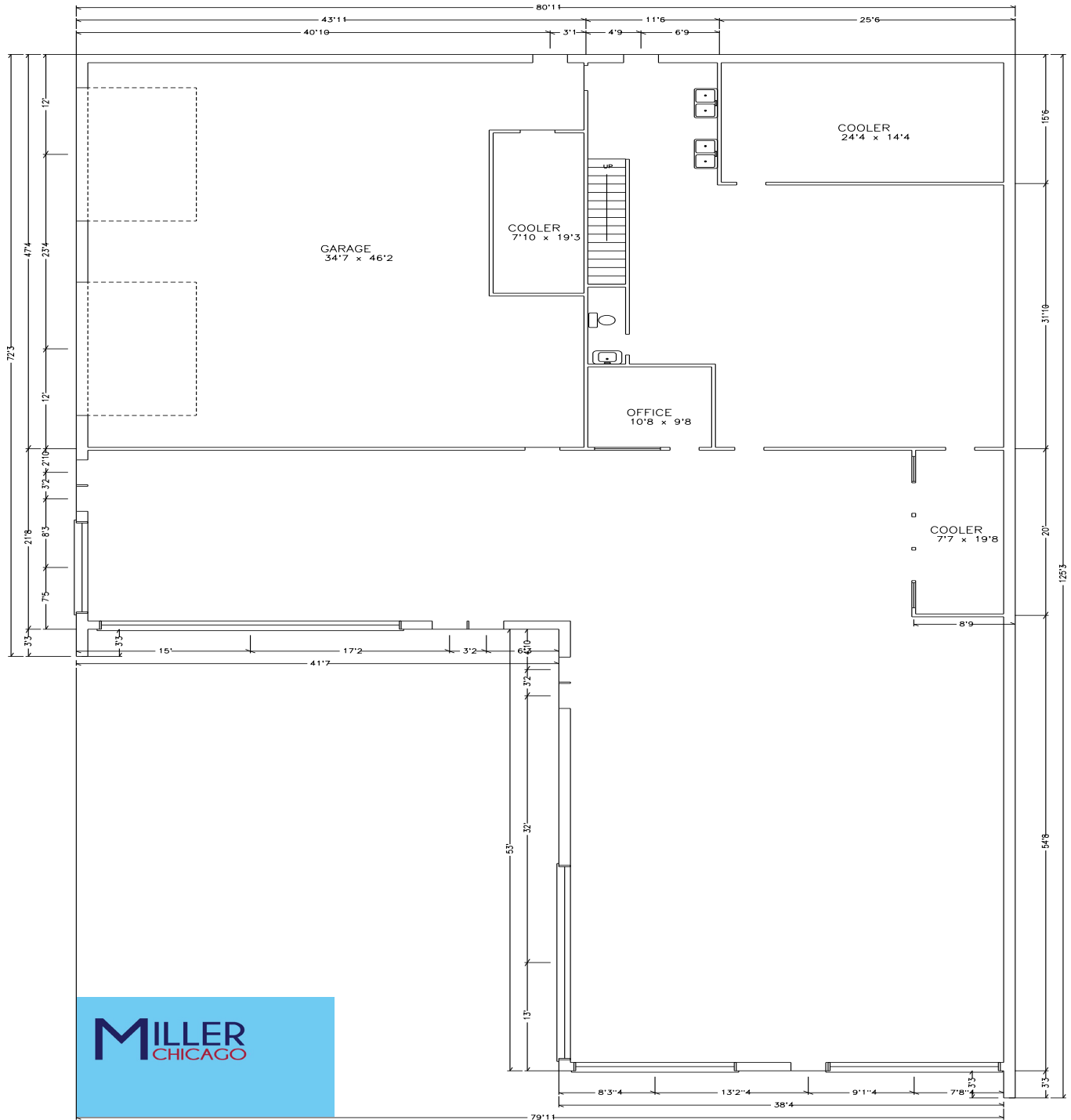
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FLOOR PLAN

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LOGO MAP

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