

FOR SALE/LEASE OFFICE/COMMERCIAL



PROPERTY ADDRESS:

1460 SE RIVER RD., MONTGOMERY, IL

LAND AREA:	1.143 Acres
SALE PRICE:	\$395,000
LEASE RATE:	\$3,500/Month NNN

BUILDING DESCRIPTION:

- The subject property is improved with a one-story masonry building with a full finished lower level that was previously used as a police station, but is now vacant. The building was constructed in 1959.
- The building measures 5,692 sq. ft. (not including the garage area) according to the Aurora Township Assessor's Office.
- The first floor consists of a waiting room, front desk, several private offices, an interview room, kitchen and storage areas.
- The bi-level garage includes space for six vehicles (three on each level). The total building area including the garage is 7,204 sq. ft.
- The asphalt paved parking lot provides for 19 parking spaces. Property overlooks bike trail and Fox River.

UTILITIES: All utilities are available



For more information contact:

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