

# Office - New Lenox, IL



## 227 W Maple Street, New Lenox, IL, 60451

Offered at \$550,000

Prime Retail/Office building, plus a 1 bedroom rental unit located on Route 30! For sale and lease. \*\*\*Apartment and Unit B are leased\*\*\* Great visibility for location and window signage with 22,500 vehicles per day. Close proximity to Metra station. Two suites ranging from 500 to 1,350 sf or combine both for 1,850 sf. Suite A consists of 1,000 sf of office/retail open space, with an additional 350 sf of storage that includes a kitchenette, and a private restroom. Suite B is 500 sf of office/retail open space with 2 closets and 2 skylights. 1 bedroom 2nd floor apartment rented at \$900.00 per month. Gross lease with Landlord covering water, taxes, CAM and trash. Tenant is responsible for electric and gas (separately metered). Additional two door garage space available for storage for \$250 per month. The Village will allow one sign on and one sign off the building.

0 Bedrooms

0 Bathrooms

2,600 sqft

Built: 1882



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