

FOR SALE

1435 S. ROSELLE ROAD
SCHAUMBURG, IL

**PRICE
REDUCED!**



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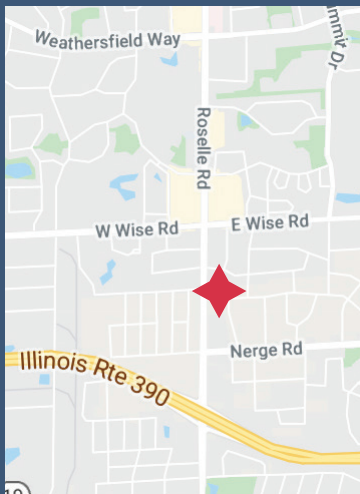
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Owen Wagener & Co.

941 N. Plum Grove Rd., Suite B
Schaumburg, IL 60173

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TWO-STORY OFFICE



SPECS:

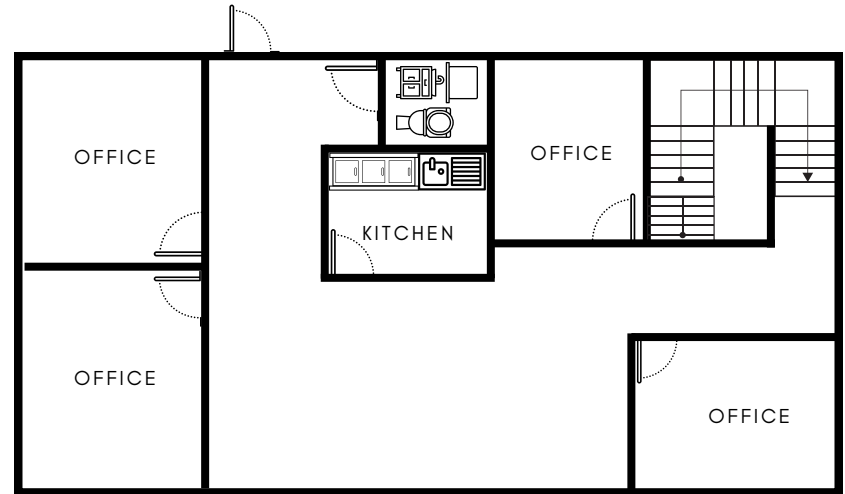
- 8 PRIVATE OFFICES, CONFERENCE ROOM, KITCHENETTE, BULL PEN
- 2 CAR GARAGE & PARKING FOR 16
- EXTRA STORAGE WITH BASEMENT & ATTIC
- EASY ACCESS TO I-390 EXPRESSWAY
- ROOF REPLACED IN 2019
- REDEVELOPMENT OPPORTUNITY

Total Building:	3,059 SF
Lot Size	1.07 Acre Land Site
Parking:	Ample
Description:	Two-Story Office
Year Built:	1910
Heat:	Gas Forced Air
Additional Info:	Basement and Attic for additional storage
Loading:	Two Car Garage
Zoning:	C-4 (General Commercial District)
Asking Price:	\$225,000.00 (\$74/SF)
Land Price PSF:	(\$4.83/SF)

FLOOR PLAN



1st Floor



2nd Floor

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RD**
Schaumburg, IL

3,059 SF
Office

