

Now Available!

County Farm Rd.



E. North Avenue

**+/- .87 Acres
Main Corner with
Drive thru capability**

**27W174 North Ave.
2N441 County Farm Rd
Carol Stream, IL**

- Recently annexed into Carol Stream
- Heavy exposure/signage on North Ave/
Rt 64
- Gated/secure site
- Multiple ingress/egress on both Rt 64
and County Farm Road
- Public sewer and water to site
- PIN 01-36-204-019; 01-36-204-014
- Zoning: B-3 General Business District;
Special Use permits and variances cur-
rently in place for outdoor sales/parking/
equipment/materials, for example.

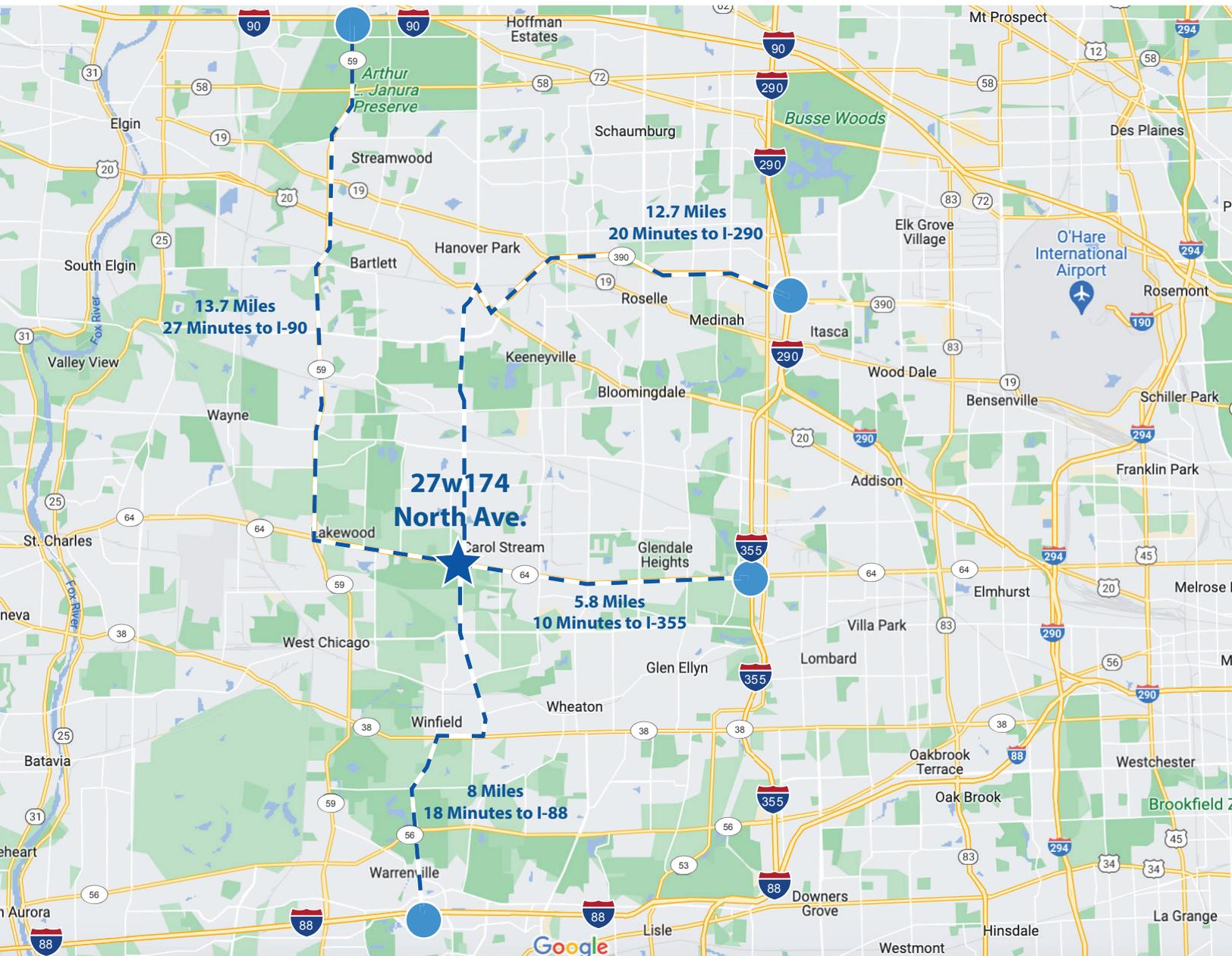
Sale Price: \$825,000

Lease: Subject to offer

Building Size: Existing
buildings on site consist of
+/-1,616 sf main building;
+/-1,700 sf garage

ICG

All information contained herein is deemed accurate and has been obtained from sources deemed reliable. No warranty or representation is made to the accuracy of this information. Terms and availability are subject to change or withdraw without notice.



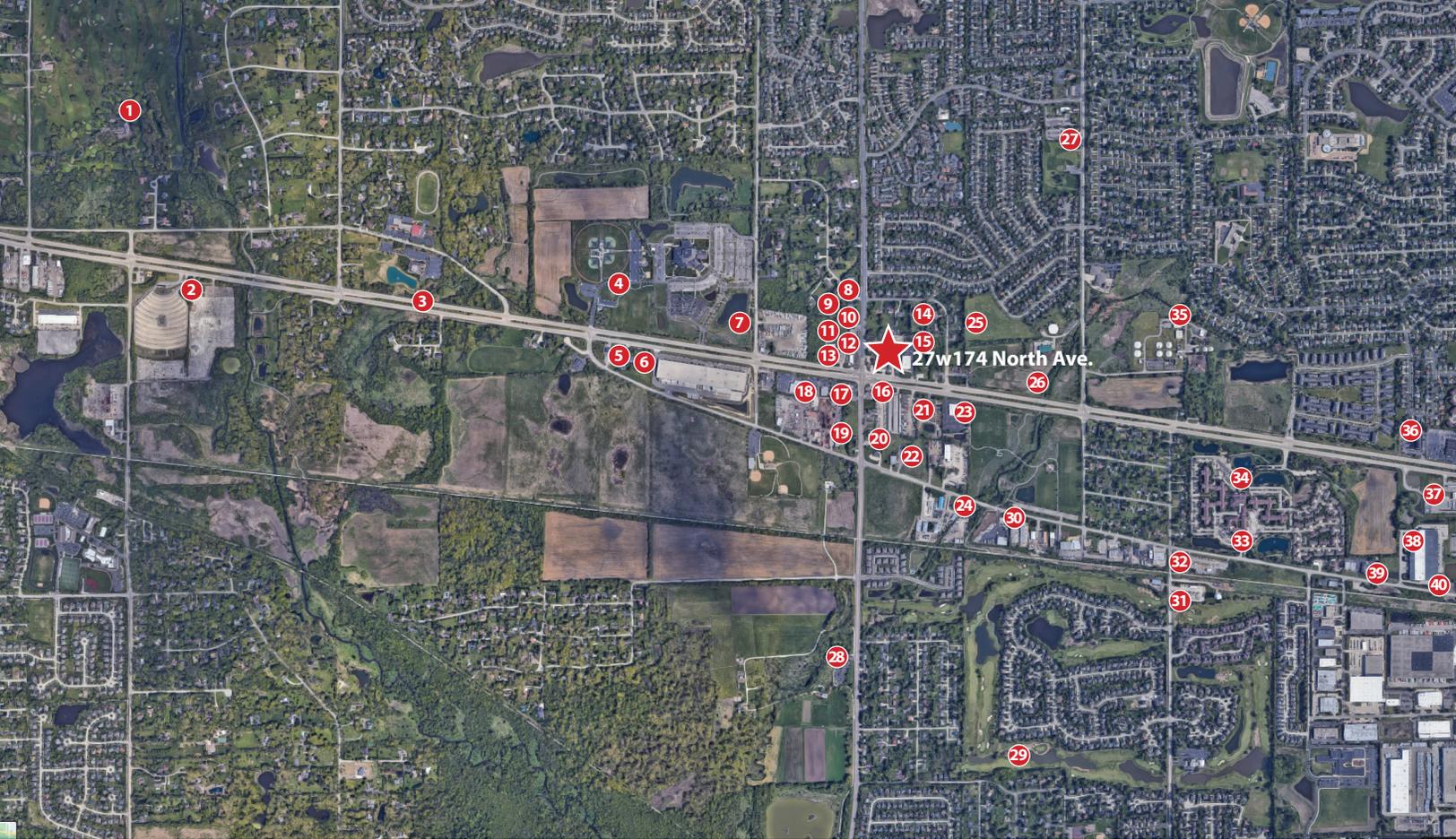
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200 W. ATT Center Dr Suite East C201
 Hoffman Estates, IL 60192
 ICGCRE.com



All Area Companies

- | | | | |
|--------------------------------|--|----------------------------|--------------------------|
| 1. Old Wayne Golf Club | 12. Corned Beef Factory | 22. Flexographics Inc. | 33. Covenant Living |
| 2. Scooby's | 13. Dunkin Donuts | 23. Wayne Township | 34. Windsor Park Rehab |
| 3. Community Fellowship Church | 14. Paw Print Gardens | 24. AKA Truck Repair | 35. Carol Stream Village |
| 4. McCaslin Park | 15. Chicago Motor Cars | 25. Landscape Depot | 36. Hampton inn |
| 5. DuWayne Motel | 16. Citgo Gas Station | 26. Giller Animal Hospital | 37. Pilot Travel Center |
| 6. John & Tony's | 17. DuPage Honda Yamaha | 27. Pizzeria Di Maria | 38. Rogers Corporation |
| 7. Wheaton Bible Church | 18. Seven Hill Express | 28. Klein Creek Farm | 39. Real People Realty |
| 8. Red Rooster Pantry | 19. Landscape Material & Firewood Sales Inc. | 29. Kline Creek Golf Club | 40. Artlow Systems |
| 9. Gametime Pub | 20. A&M Internal Medicine | 30. Dick Pond Athletics | |
| 10. Papa Saverio's Pizzeria | 21. Meyer Landscaping | 31. ComEd Substation | |
| 11. Yes Nails & Spa | | 32. Septran Inc. | |

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