

# AVAILABLE FOR LEASE

24 E. St. Charles Rd.  
Villa Park, IL 60181

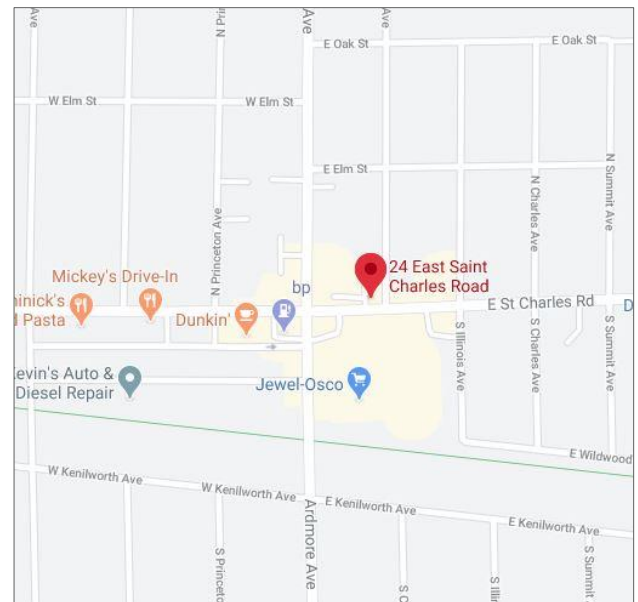


1,700 SF

## RETAIL SPACE

\$4,000 Per Month  
Modified Gross

- 1,700 SF Free Standing Building
- Building freshly painted, and parking lot newly seal coated
- Located on busy St. Charles Rd. in the middle of well-established retail corridor. 26,400 daily views
- Neighboring retailers include Jewel-Osco and Walgreens
- 21 space car parking in private lot



## KEY INVESTMENT & Management Inc.

Office: 630.932.5757  
Fax: 630.932.5755  
1263 S. Highland Ave., Suite 2W,  
Lombard, IL 60148  
[www.key-investment.com](http://www.key-investment.com)

**FOR FURTHER INFORMATION CONTACT:**

Kimberly Hess

Office: 630.932.5757

[khess@key-investment.com](mailto:khess@key-investment.com)

8/12/2020

Real Estate

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### PROPERTY SPECIFICATIONS

Building Size:	1,700 SF
Available Space:	1,700 SF
Zoning:	B2
Parking:	21 spaces
Ceiling Height:	11 FT
Power:	3 Phase 200 AMP
Washrooms:	1
Sprinklered:	No
Real Estate Tax Stop:	\$3.95 Per Square Foot
Utilities:	Gas, Electric, Water/Sewer
Possession:	Immediately
Lease Term:	Min. 1 year
<b>Lease Rate:</b>	<b>\$4,000/Per Mo. Lease</b>



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