

# PRICE REDUCED!

27W174 NORTH AVE.  
2N441 COUNTY FARM Rd  
CAROL STREAM, IL  
Main Corner with drive  
thru capability

Sale Price: ~~\$825,000~~ ~~\$775,000~~  
\$725,000

Lease: Subject to Offer

Red Rooster Pantry



GAMETIME PUB

Yes Nails & Spa



Subject Site  
+/- .87 ac

County Farm Rd.

Chicago Motor Cars



64

(E. North Avenue)

## +/- .87 AC

LAND



# SALE OR LEASE

AVAILABLE



Cooks Camper  
& Trailer Co

### PROPERTY HIGHLIGHTS

- 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 currently in place for outdoor sales/parking/equipment/materials, for example.
- Buildings have been demolished

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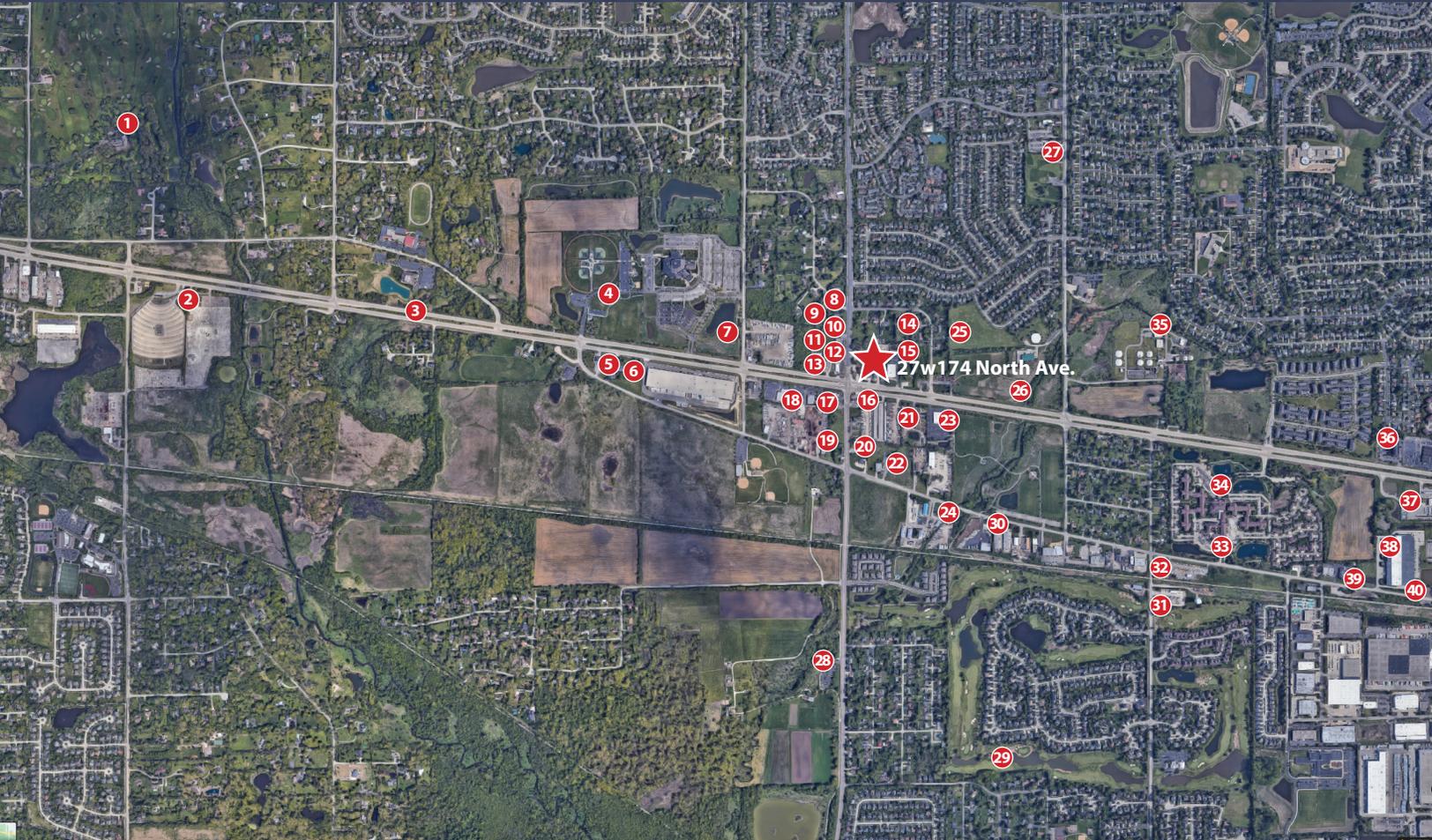
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# FOR SALE OR LEASE - PRICE REDUCED

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



## 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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