

Now Available!

14,700 VPD
County Farm Rd.

38,100 VPD
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 currently in place for outdoor sales/parking/equipment/materials, for example.

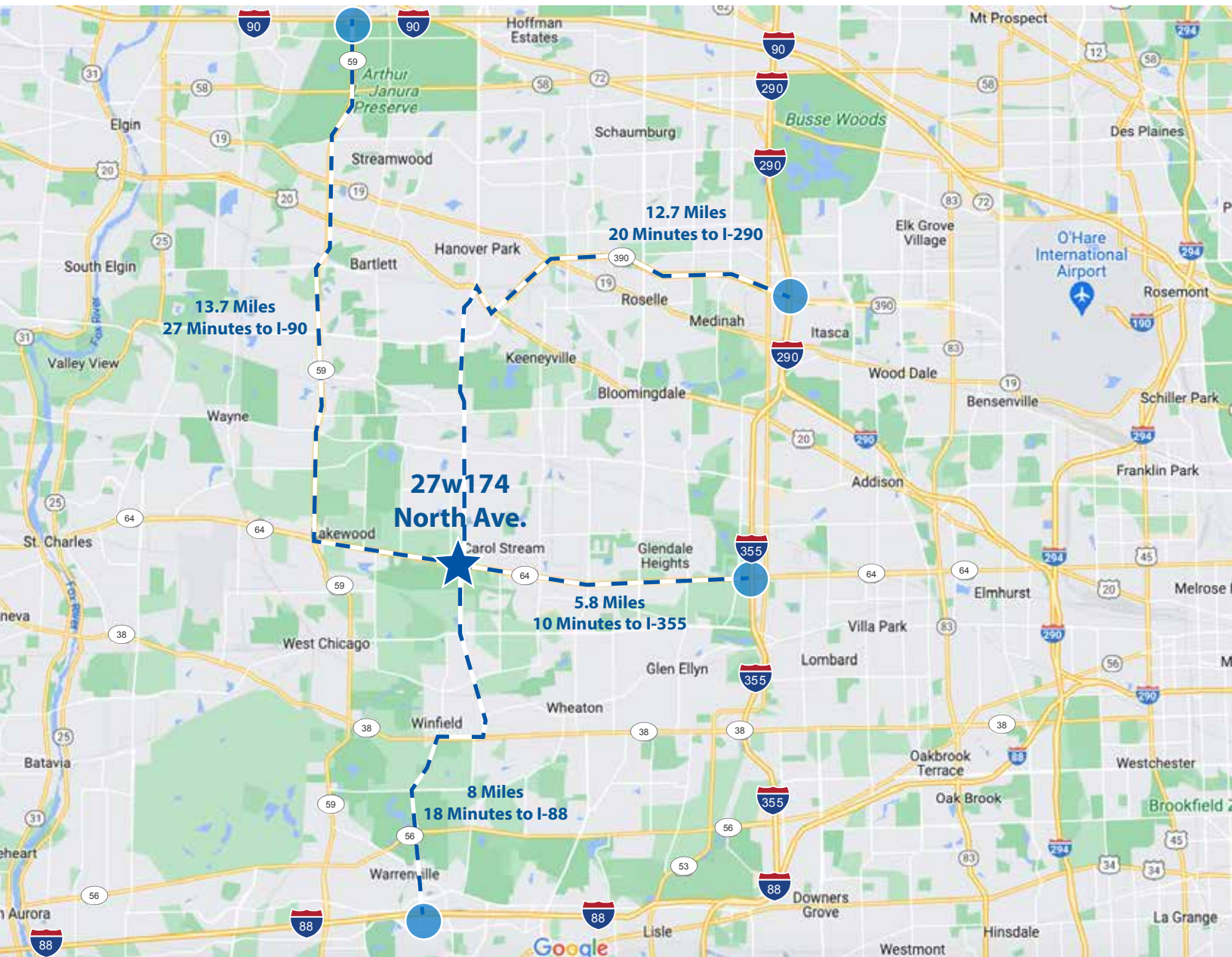
Sale Price: ~~\$825,000~~

Price Reduced: \$775,000

Lease: Subject to offer

ICG

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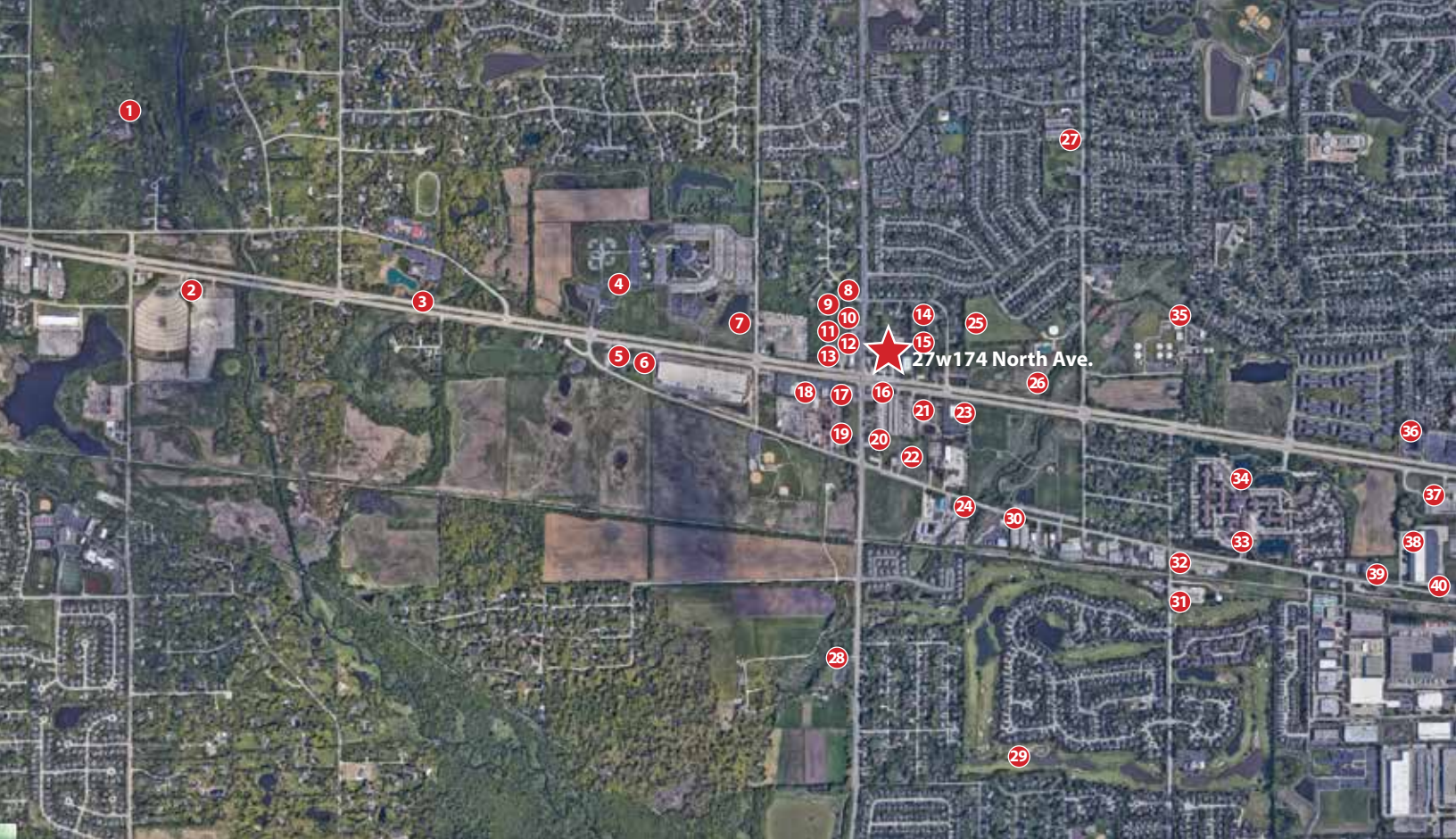
ROBERT J RUSSELL JR.
 Senior Vice President
 708.906.2835
 rrussell@icgchicago.com

MICHAEL HAWRYLUK
 Managing Broker
 847.736.3040
 mhawryluk@icgchicago.com

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



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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200 W. ATT Center Dr Suite East C201
Hoffman Estates, IL 601922
ICGCRE.com