



Diana Matichyn
REALTOR / TEAM LEAD
LISTING AGENT



COLDWELL BANKER
REALTY



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COMMERCIAL PROPERTY

10311 W Roosevelt Rd, Westchester, IL 60154



OFFERED AT
\$949,900

- 2 Storefront/Office Spaces
- 2 Spacious 3-Bedroom Apartments
- Heated 2.5-Car Garage
- 15+ Parking Spaces
- Rare Investment Opportunity
- Business + Rental Income Potential



Rare mixed-use investment opportunity in Westmont offering excellent flexibility for an owner-user or investor. The first floor features two separate professional storefront/office spaces, while the second floor includes two spacious three-bedroom apartments. Both apartments are well maintained and equipped with stainless steel appliances. The property also features two newer central air-conditioning systems, a new heating unit and humidifier serving the 1E storefront, a heated 2.5-car garage and approximately 15 additional exterior parking spaces, providing convenient parking for residents, employees and visitors. Pride of ownership is evident throughout this well-cared-for property. An ideal opportunity to operate your business while generating rental income, or add a versatile mixed-use building to your investment portfolio.



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EST. 2013
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HOME TEAM



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