

2720 Caton Farm Rd

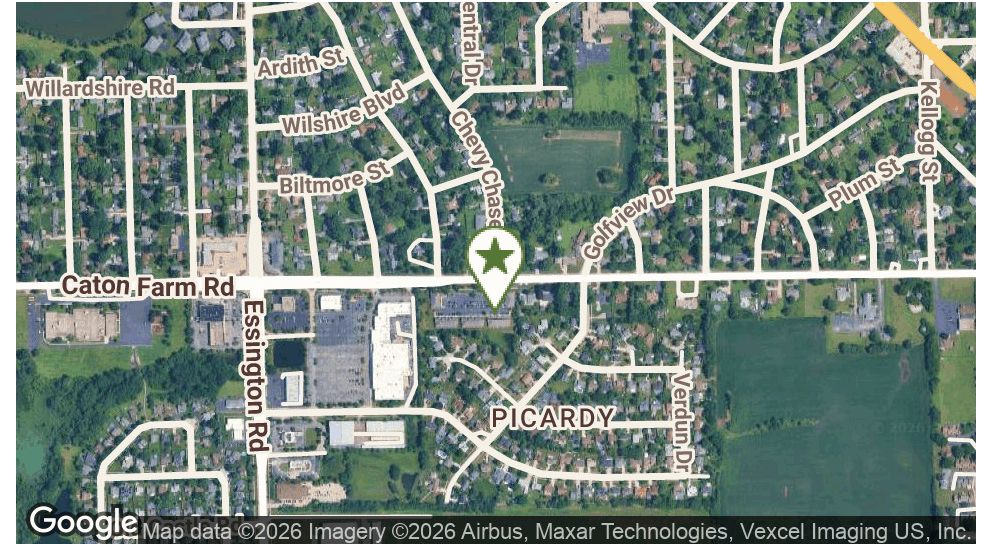
Joliet, IL 60435

OFFICE CONDO FOR SALE



john
greene
COMMERCIAL

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	\$324,900
Lot Size:	3.82 Acres
Year Built:	2005
Building Size:	6,280 SF
Zoning:	R-B
Traffic Count:	16,600 (Caton Farm)
County:	Will

PROPERTY OVERVIEW

960± SF office condo featuring three private offices, a waiting room, reception area with ample file storage, kitchenette, and accessible attic storage. Built in 2005 and zoned R-B, allowing for office or office condo use. The space is equipped with 200 amp electric service, and furniture is included for a turnkey opportunity. Ideally situated in the prime northwest Joliet area with excellent visibility along Caton Farm Road and convenient access to I-55, Route 59, and Route 30. *HOA fees are \$168.88/month.

PROPERTY HIGHLIGHTS

- 960± SF office condo
- Furniture included in sale
- Built in 2005
- Zoned R-B for office or office condo use
- Near I-55, Route 59 and Route 30

Chris Condon

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The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

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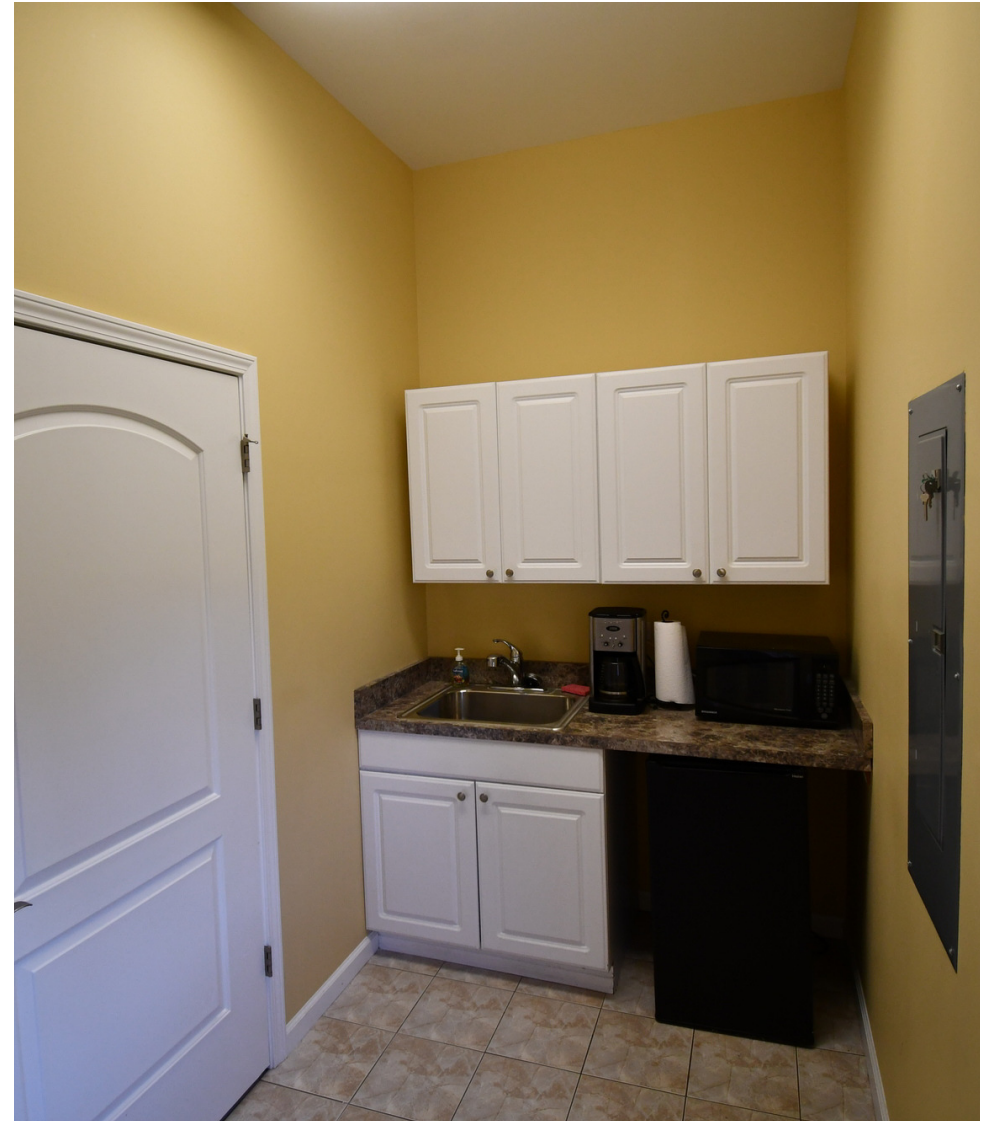


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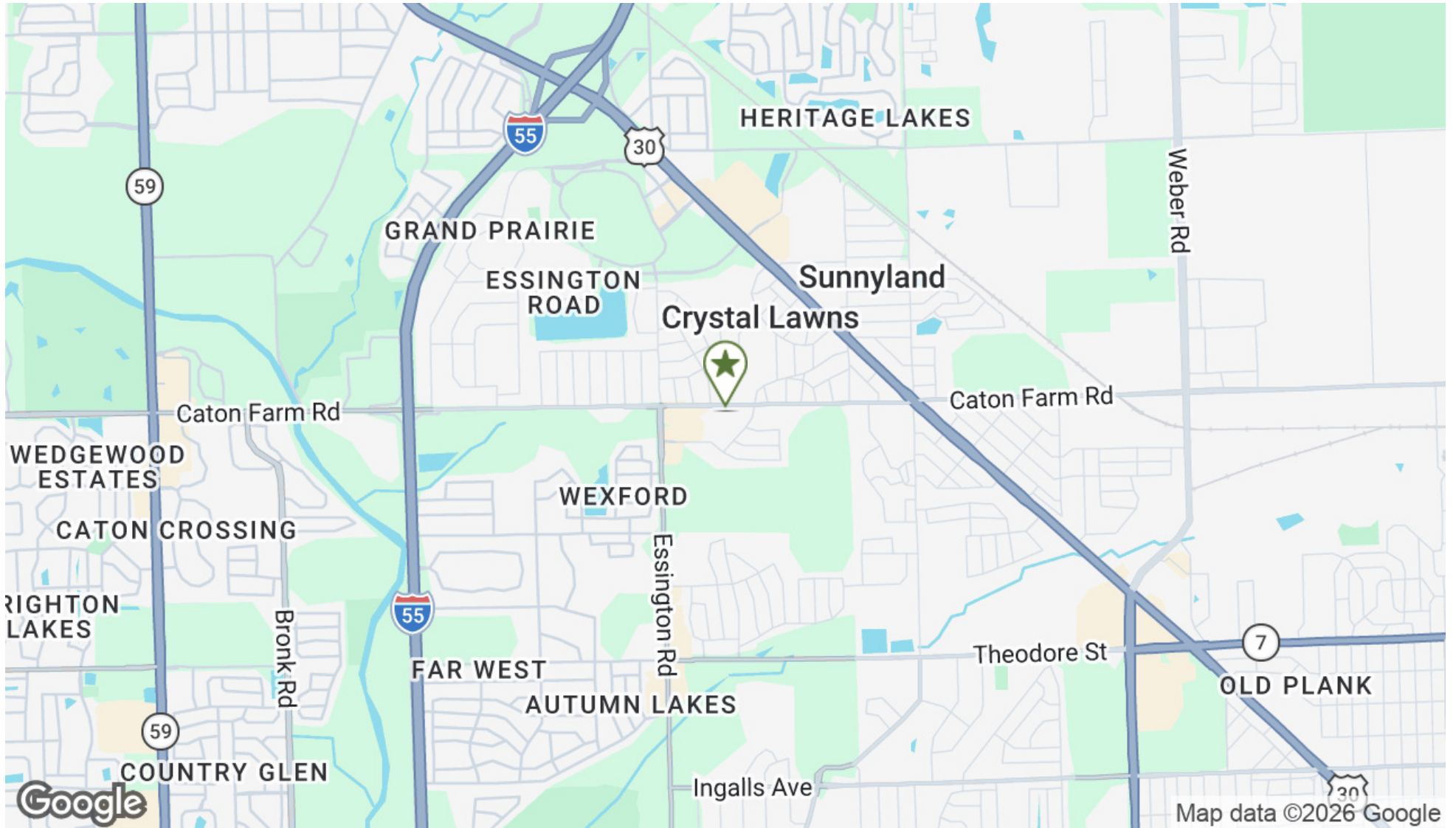
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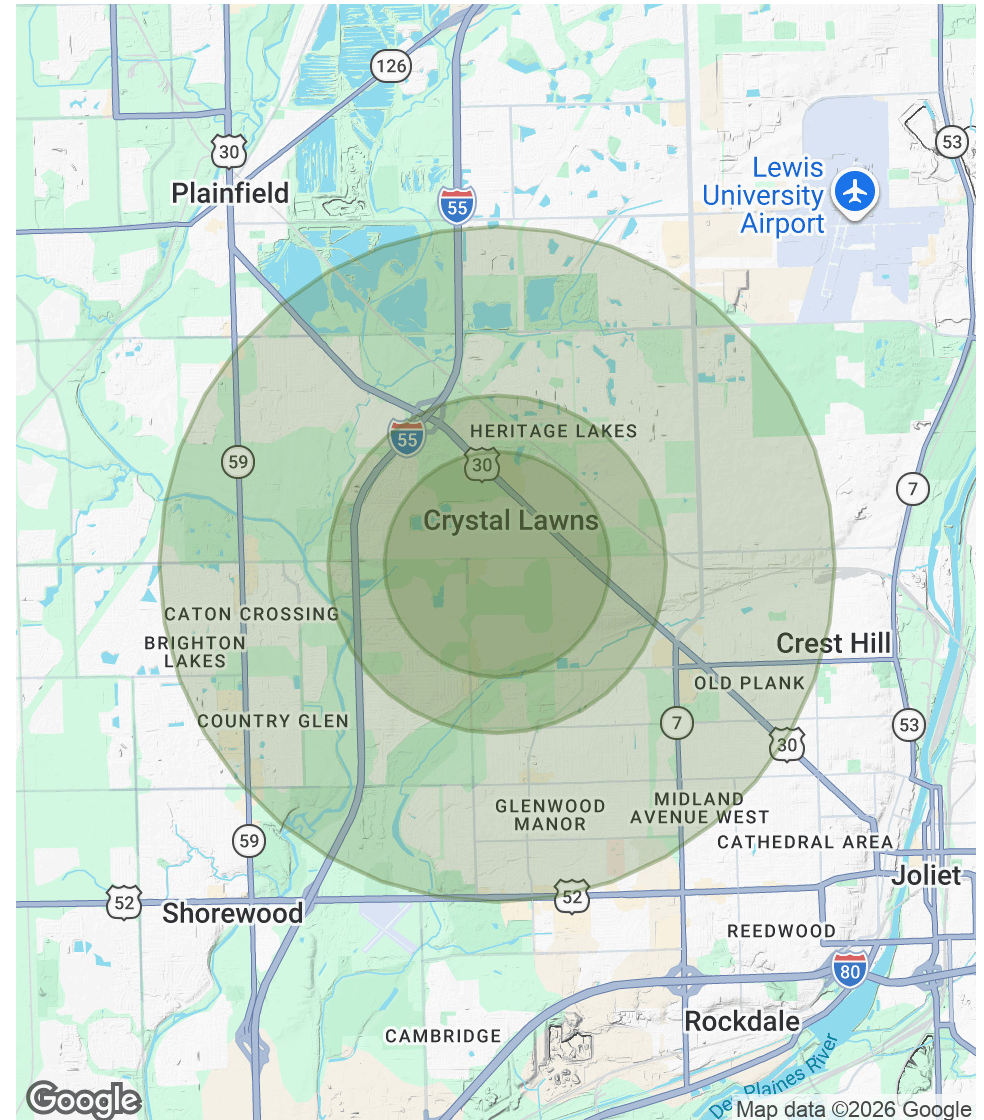
POPULATION

	1 MILE	1.5 MILES	3 MILES
Total Population	8,215	18,860	80,129
Average Age	40.6	40.5	40.2
Average Age (Male)	38.4	38.0	38.0
Average Age (Female)	42.4	42.6	42.0

HOUSEHOLDS & INCOME

	1 MILE	1.5 MILES	3 MILES
Total Households	3,051	7,150	30,385
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$114,342	\$109,321	\$105,612
Average House Value	\$250,478	\$248,301	\$269,904

2023 American Community Survey (ACS)



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