



FOR SALE

55 S Madison, Oswego, IL

\$399,900

1,286 TOTAL SF +/-

Professional office opportunity in the heart of Downtown Oswego! Ideally positioned on a highly visible corner at Route 34 & Madison, this charming two-story property offers exceptional exposure along one of the area's main thoroughfares.

Originally built in 1854 and thoughtfully converted into professional office space, the building underwent a rehab in 2011 and received additional updates including fresh interior paint in 2023.

The functional layout features a welcoming first-floor lobby/reception area, open workspace suitable for multiple desks, a conference room, and a main-level restroom. The second floor includes two private offices and an additional bathroom, providing flexibility for a variety of professional users.

Additional amenities include onsite parking, an unfinished basement, and an outdoor storage shed offering valuable extra storage space.

A rare opportunity to own or occupy a character-filled office property with modern updates, excellent visibility, and a premier downtown Oswego location.

JASON PESOLA

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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



55 S Madison, Oswego, IL



INVESTMENT HIGHLIGHTS

MOVE-IN
READY

HISTORIC
DOWNTOWN
OSWEGO

1,286 TOTAL
SQ. FT. +/-

PRIME
LOCATION

GREAT
VISIBILITY

HIGH
TRAFFIC

FURNITURE AVAILABLE [SOLD SEPARATELY]
03-17-336-011 / PROPERTY TAXES: \$4,326.60

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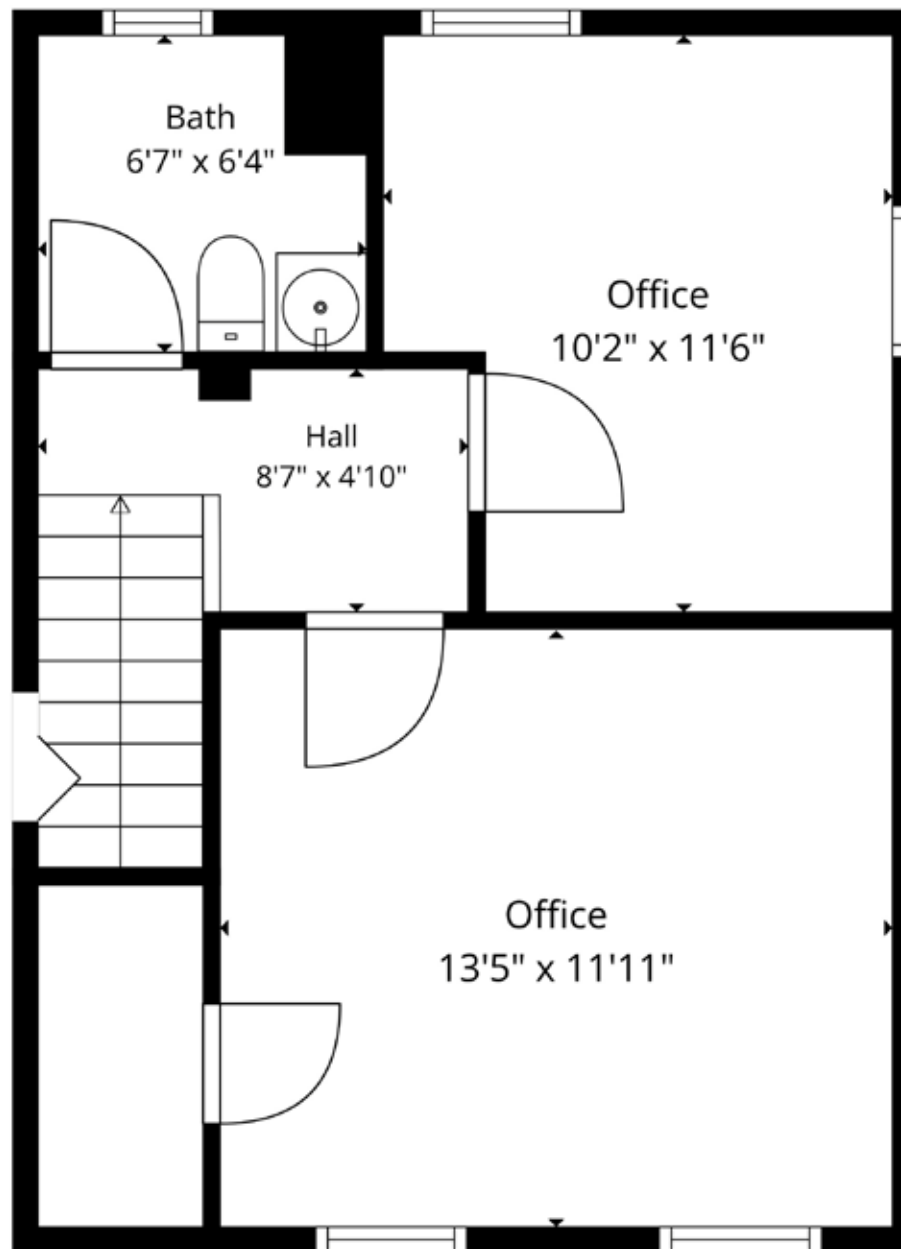


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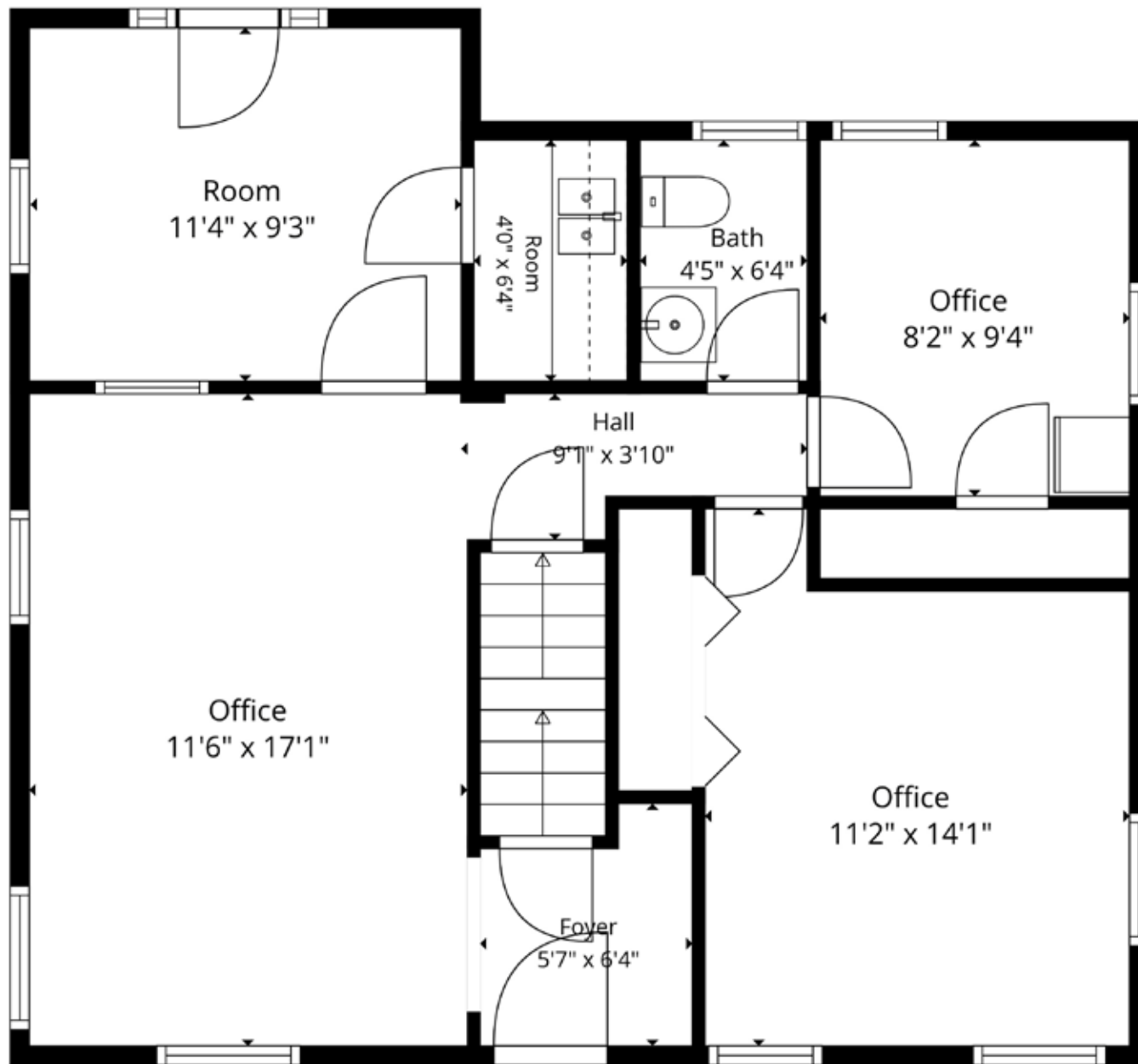


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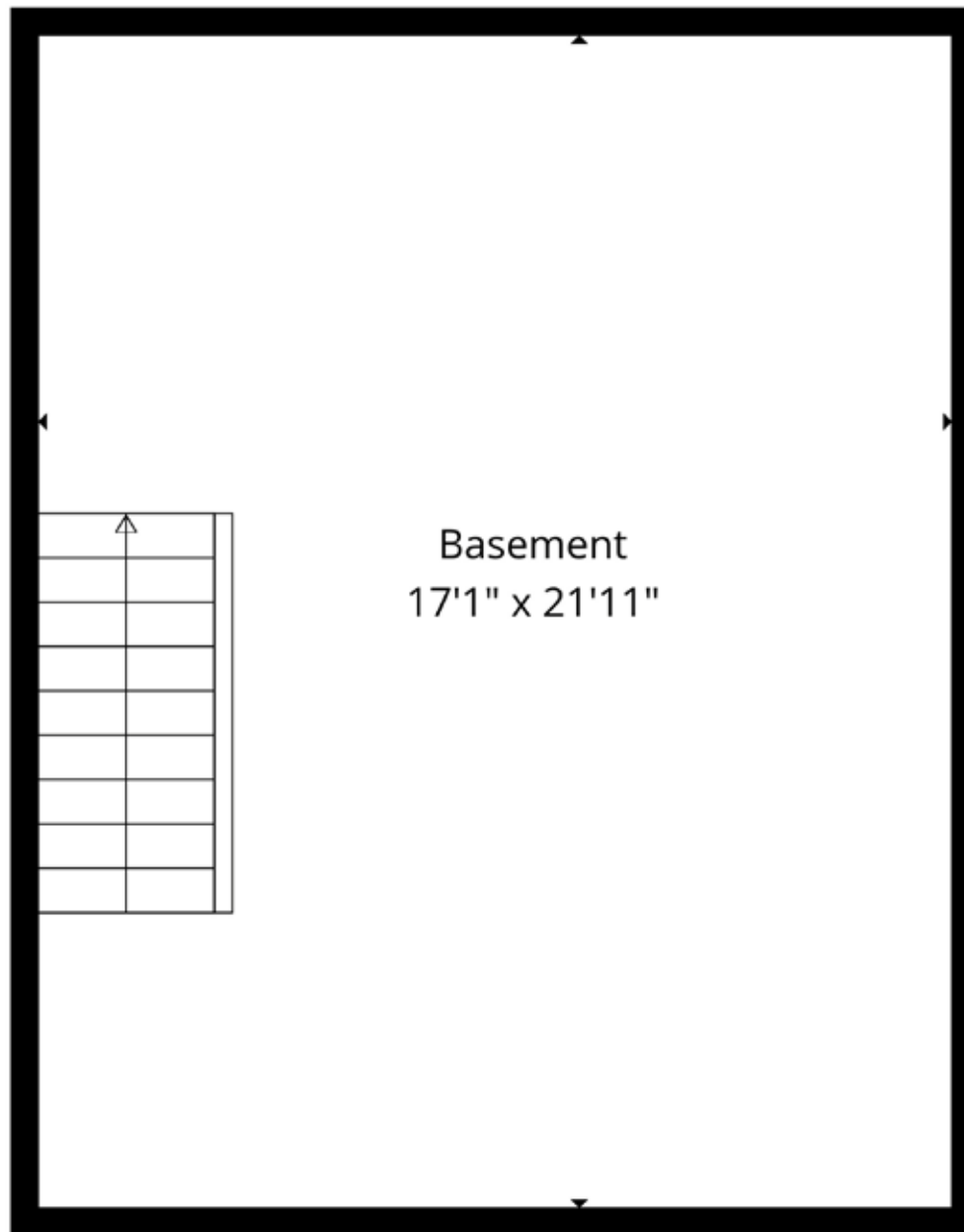


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HISTORIC DOWNTOWN OSWEGO

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OSWEGO ILLINOIS DEMOGRAPHICS

55 S Madison, Oswego, IL

<https://www.census.gov/quickfacts/fact/table/oswegovillageillinois/PST045222>

2024 EST. POPULATION

38,778

MEDIAN PROPERTY VALUE

\$319,000

2019-2023 HOUSEHOLDS

12,097

TOTAL RETAIL SALES

\$20,219

PER CAPITA

MEDIAN HOUSEHOLD INCOME

\$119,881

2019 - 2023



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