



FOR SALE

259 & 260 W Calumet Ave.
Oswego, IL 60543

\$1,299,000

INVESTMENT OPPORTUNITY

Exceptional opportunity to acquire two prime commercial parcels at 259 and 260 Calumet Street in Oswego. Both properties are double lots and have been rezoned to B-1 Regional Business District, offering tremendous flexibility for a wide range of uses including retail, medical, daycare, restaurant, and professional office development. The generous lot sizes provide ample room for parking and future expansion.

The Village of Oswego plans to vacate the roadway separating the two properties all the way to the rear property lines, creating one large, contiguous development site and significantly enhancing the property's usability and redevelopment potential.

Ideally positioned across from one another and adjacent to the new Dunkin' at the highly traveled intersection of Route 34 and Washington Street, these sites benefit from outstanding visibility, convenient access, and strong daily traffic counts. Located next to Oswego High School and surrounded by established and growing residential neighborhoods, the properties offer a built-in customer base and exceptional exposure to both local residents and commuters.

JASON PESOLA

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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564

259 & 260 W Calumet Ave, Oswego, IL

PROPERTY HIGHLIGHTS

INVESTMENT OPPORTUNITY
HIGH TRAFFIC COUNT
DEVELOPMENT POTENTIAL
DOUBLE LOTS
PRIME LOCATION



259 CALUMET
0.42 +/-
ACRES

260 CALUMET
0.39 +/-
ACRES

Don't miss this rare opportunity to secure a prominent commercial footprint in one of the community's most active corridors!

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259 Calumet - PIN: 03-20-203-011 - Taxes: \$3,826.12

260 Calumet - PIN: 03-20-202-011 - Taxes: \$7,451.86

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OSWEGO ILLINOIS DEMOGRAPHICS

259 & 260 W Calumet Ave. Oswego, IL 60543

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

2023 EST. POPULATION

37,072

MEDIAN PROPERTY VALUE

\$319,000

2019-2023 HOUSEHOLDS

12,097

TOTAL RETAIL SALES

\$14,904

PER CAPITA

MEDIAN HOUSEHOLD INCOME

\$119,881

2019 - 2023



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