



500-510 PENNSYLVANIA, GLEN ELLYN

OFFICE BUILDING FOR SALE

WESTERN CHICAGO SUBURBS



PROPERTY SIZE

- Building: 8,086 square feet
- Lot: 10,890 square feet

PRICE

- Subject to Offer

DEMOGRAPHICS

	1 MI	3 MI
TOTAL HOUSEHOLDS	5,532	44,819
MEDIAN HH INCOME	\$146,114	\$100,638
TOTAL POPULATION	15,265	120,703
DAYTIME EMPLOYEES	5,117	54,821

PROPERTY HIGHLIGHTS

- Office building for sale in the gorgeous western Chicago suburb of Glen Ellyn!
- Building accommodating for a variety of uses - investor, owner-user or potential redevelopment
- As-is sale
- One small tenant remains, lease expiring 3/31/26
- 2024 Taxes: \$23,500.00
- Built in 1926, the main building functioned as Glen Ellyn's Village Hall until the early 1970's

AREA HIGHLIGHTS

- Building is situated in a prime Glen Ellyn CBD location, right next to the downtown cross-streets of Pennsylvania and Main, near all the popular retail and restaurants the town has to offer
- Within walking distance to all town amenities including the UP-W Metra station, Lake Ellyn, Glenbard West High School, USPS Post Office, Glen Art Movie Theater, Glen Ellyn Civic Center, Fire Department, and Public Library
- Popular nearby restaurant/bar tenants include A Toda Madre, The Parlour at Park & Oak, Koze Wine Room, Fire + Wine, Maize + Mash, Barones, Common Good Cocktail House, Main Street Pub, Tutto Bene, Thipi Thai, Chocolaterie Stam
- Nearby national tenants include Starbucks, Einstein Bros. Bagels, BMO Harris Bank, and US Bank

No representation or warranty is made to the accuracy herein. All broker opinions are subject to market conditions.

YE OLDE VILLAGE HALL

OWN A PIECE OF HISTORY

SUBJECT PROPERTY 1926



MAIN BUILDING

Built in 1926, the main building is 4,210 over two floors

FIRST FLOOR

- ▶ Own entrances
- ▶ 3,168 square feet
- ▶ One central room
- ▶ 7 offices
- ▶ Bathrooms

LOWER LEVEL

- ▶ Own entrances
- ▶ 1,042 square feet
- ▶ 4 rooms
- ▶ Bathroom

BACK BUILDING

Built in 1936, the back building is 2,450 square feet total over one floor

NORTH HALF

- ▶ Own entrance
- ▶ 900 square feet
- ▶ One room
- ▶ Bathroom access

WEST HALF

- ▶ Own entrance
- ▶ 1,550 square feet
- ▶ Two rooms
- ▶ Bathroom access

SUBJECT PROPERTY 2025



EAST BUILDING

Built in the 1940's, the east building is 1,426 square feet total over two floors

FIRST FLOOR

- ▶ Own entrances
- ▶ 786 square feet
- ▶ Four rooms
- ▶ Picture window
- ▶ Bathrooms

SECOND FLOOR

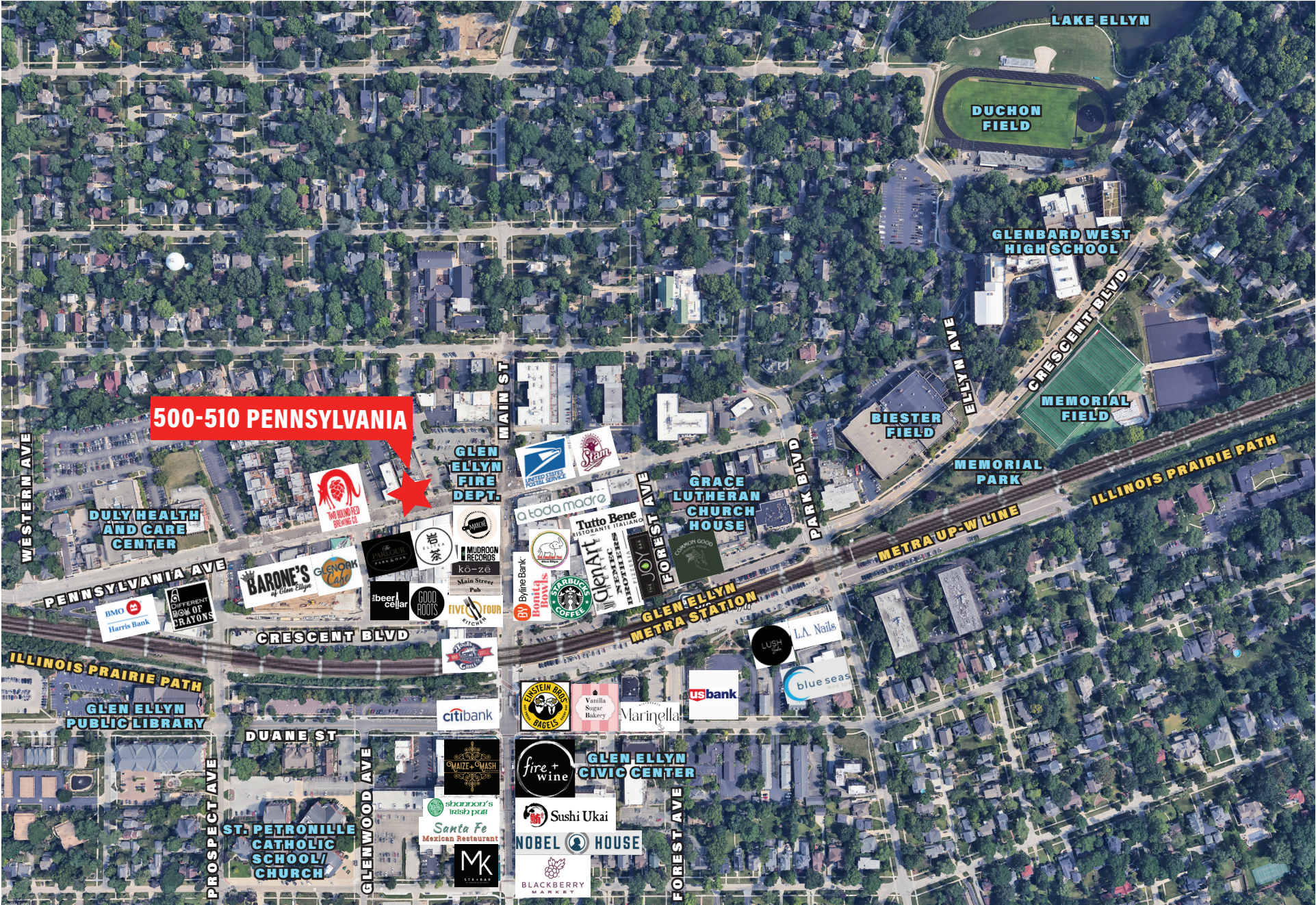
- ▶ Own entrance
- ▶ 640 square feet
- ▶ One room
- ▶ Rooftop access
- ▶ Bathroom access

**Ownership has verified that this is not a historical designation building and can be redeveloped*

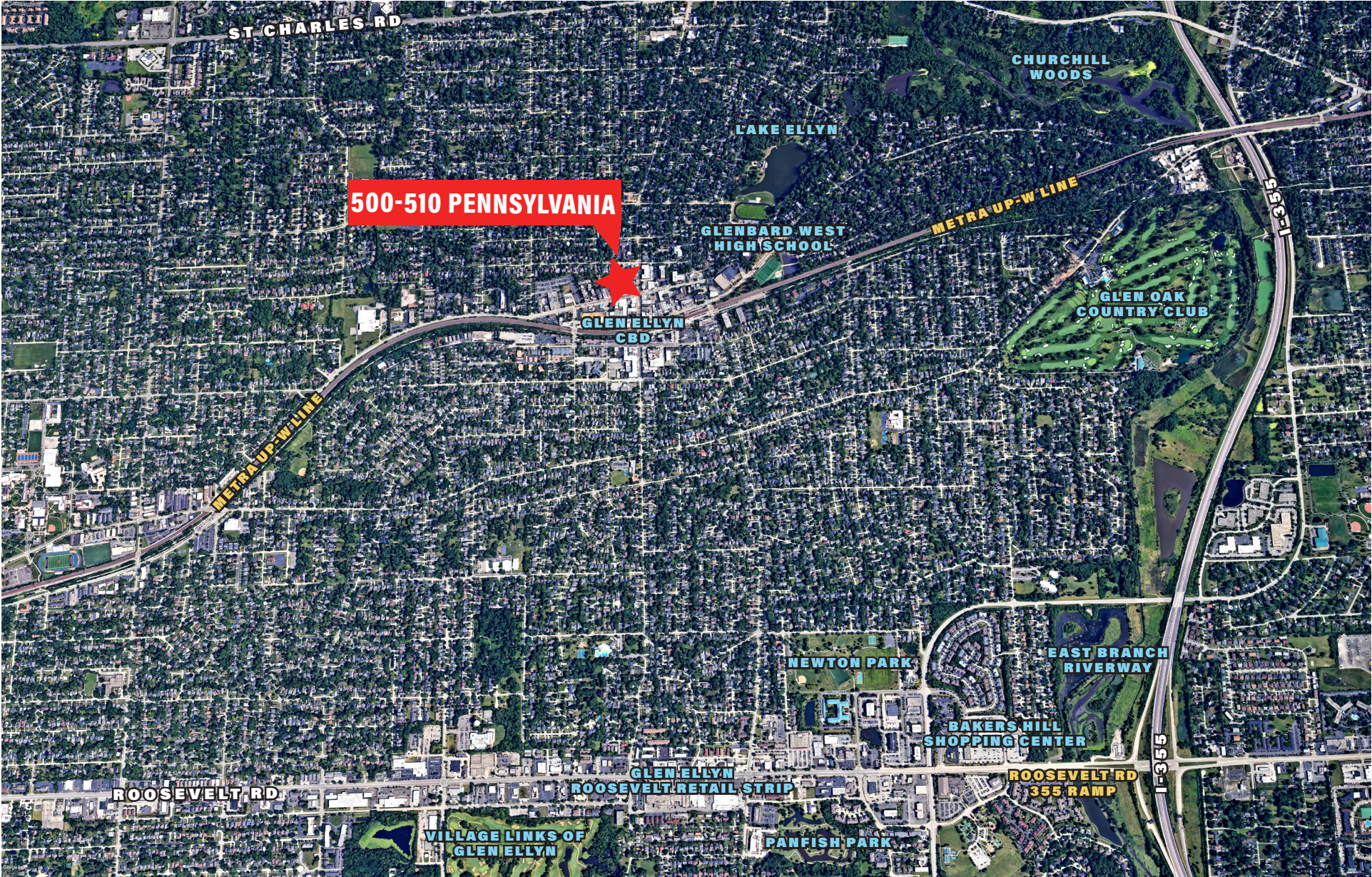
AERIAL PHOTO



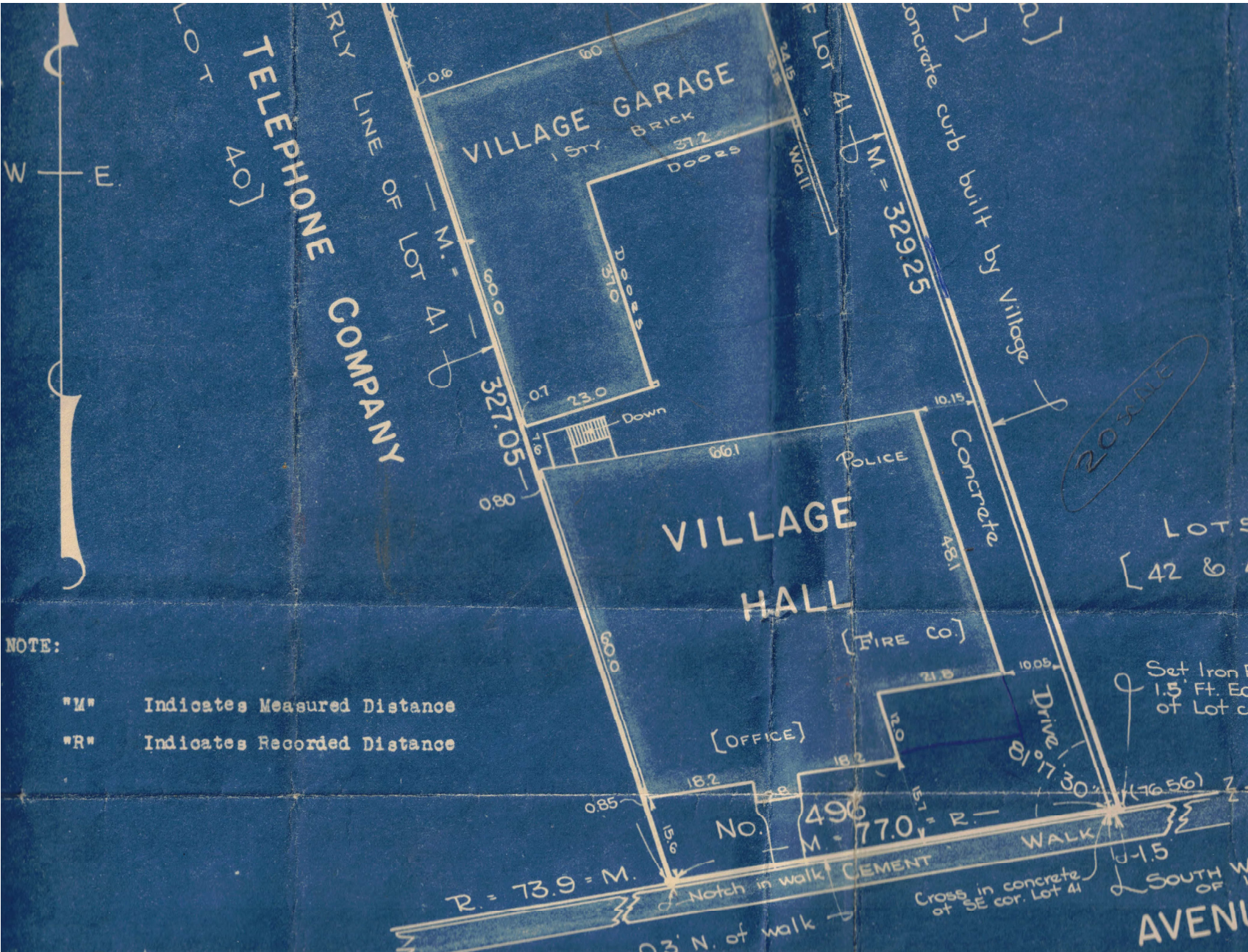
AREA MAP



AREA MAP



SITE PLAN





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