

NWC Cass Ave & 65th St., Westmont, IL

**\$995,000**



## Property Highlights

- 1.59 acre development site
- Potential for retail or office building
- Full block development site within strong commercial corridor
- Graded & ready for development
- All utilities available to site
- 114' of frontage on Cass Ave.
- Nearby businesses include Aldi, Discount Tire, Oxford Bank & Trust, US Bank, Mariano's, etc.
- Zoning: B-1
- Traffic Count: 19,400 cars daily
- Taxes (2017): \$12,718

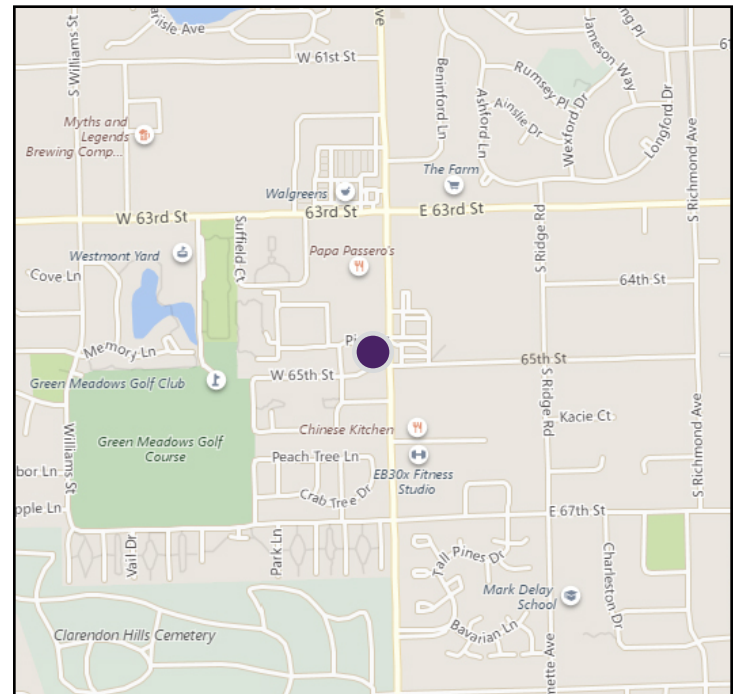
**Adjacent lot also available**

## Property Overview

A 1.59 acre development site at the northwest corner of Cass and 65th St is available for sale. Part of a strong commercial corridor, this full block site has great potential for retail or office development. The site has 114' of frontage on Cass with all utilities available to the site. The area has a variety of local and national retailers including Aldi, Walgreens Discount Tire, Oxford Bank & Trust, US Bank, Mariano's and many more.

Westmont is a city in the western suburbs of Chicago, approximately 22 miles from downtown. The area around 63rd and Cass Ave. is a major commercial corridor for residents of Westmont and the surrounding communities.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	16,720	110,235	226,096
Households	6,780	43,602	87,969
Median Income	\$67,748	\$85,912	\$91,010



**Michael Mintz**

Vice President  
(312) 338 - 2578

mmintz@mpirealestate.com

**mpirealestate.com**

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.