

FOR SALE

8647 OGDEN AVE

LYONS, ILLINOIS



±3,672 SF
FREESTANDING
BUILDING



HIGH-VISIBILITY
CORNER
LOCATION



B-1
COMMERCIAL
ZONING



PROPERTY HIGHLIGHTS

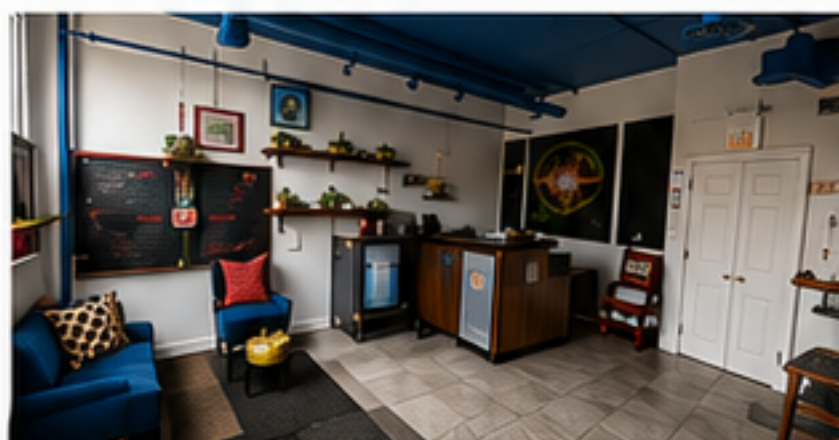
- ✓ ±3,672 SF Freestanding Building
- ✓ B-1 Commercial Zoning
- ✓ Prime Corner Location with Excellent Visibility
- ✓ High Traffic Counts Along Ogden Avenue
- ✓ Updated Interior Finishes Throughout
- ✓ Suitable for Office, Medical, Wellness, Service, and Professional Uses
- ✓ Convenient Access to I-55, I-290, and Downtown Chicago
- ✓ Owner-User or Investment Opportunity

PROPERTY OVERVIEW

8647 Ogden Avenue presents a rare opportunity to acquire a highly visible freestanding mixed-use building in the heart of Lyons, Illinois. Positioned on a signalized corner along heavily traveled Ogden Avenue, the property offers excellent exposure, flexible B-1 zoning, and a layout suitable for a variety of commercial uses.

The property features a well-maintained two-story brick building with a highly functional floorplan and attractive interior finishes. The first floor offers a welcoming reception area with high ceilings and open gathering space, while the second floor provides additional private rooms and a flexible kitchen area.

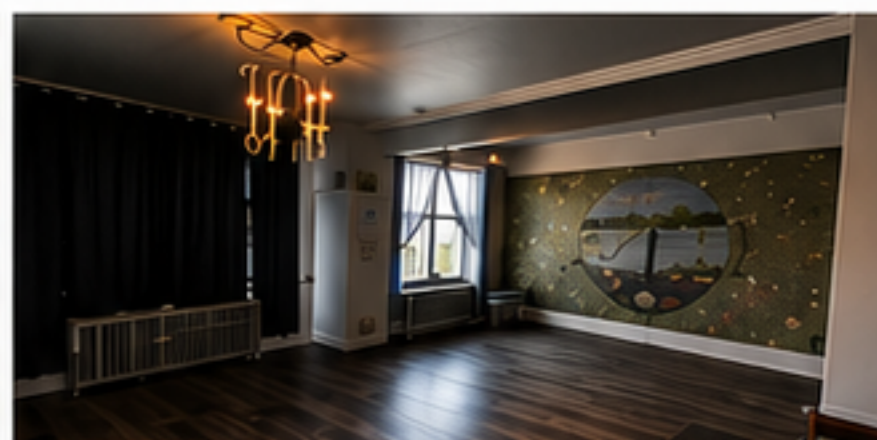
Its prominent corner location and strong street presence make it ideal for a variety of commercial users seeking visibility and accessibility within the western suburbs.



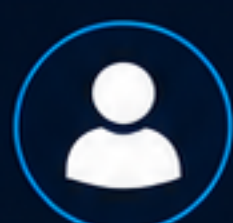
RECEPTION AREA



SECOND FLOOR KITCHEN



SECOND FLOOR INTERIOR



CONTACT
DARIUS JUSAITIS
(708) 707-2377

USA



COMMERCIAL
G R O U P