

420 S Main St



Presented by
Baird & Warner, The Commercial Group

420 S Main St, Wheaton, IL 60187

Price: \$1,400,000

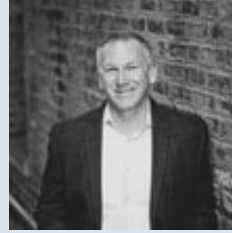


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Turnkey Automotive Site with C-4 Flexibility in Heart of Downtown Wheaton Establish or expand your business front and center in the vibrant heart of downtown Wheaton. Currently operating as an active auto repair shop, this property presents a rare turn-key opportunity to utilize an established, highly visible downtown footprint. The robust building features three commercial service bays and ample on-site customer parking, a premium commodity in the central business district perimeter. Enhancing this unique offering is the inclusion of the neighboring property to the west, granting the buyer immediate options for future business expansion or secondary rental income. Peace of mind comes standard with a clean environmental profile, backed by a No Further Remediation (NFR) letter and confirmation of no underground tanks on site. Investors and operators alike will appreciate the protective value of the flexible C-4 zoning, ensuring strong long-term land residual value for eventual mixed-use, retail, or multi-family redevelopment. Please note: This sale is for the real estate only and does not include the existing business entity or shop equipment.



Neil Verhagen

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Baird & Warner, The Commercial Group

543 Pennsylvania Ave
Glen Ellyn, IL 60137



Front & Center Location~ 143.7' x 132' ~Downtown Wheaton

Large Corner Lot Across From Central Park

Price Includes Neighboring Property~ Perfect for Future Expansion or Rental
Income

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Property Photos



Auto shop



Auto shop 2

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Property Photos



Auto shop entrance



Auto shop parking

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Property Photos



Auto shop parking2



Auto shop parking 2

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Property Photos



Parking lot



Street view

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Property Photos



Auto shop twilight

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Location

