

## FOR SALE

Operating Marathon Gas Station/C Store With Office-Warehouse Blds.

12-16 W. Naperville Rd. Westmont, IL



***PLEASE DO NOT DISTURB TENANTS/EMPLOYEES.*** Marathon Gas station on the north end of downtown Westmont for sale with two additional buildings. All sold as one conveyance. Two steel 10,000 gallon tanks with approx. 280,000 gal per yr. volume, 25 cents margin. C Store annual sales of \$550,000 (\$50,000 net Yr.) pumps are 6 years old, new POS with Apple Pay. Lottery commissions \$15,500 Yr. Gas Station is environmentally clean and is monitored on an annual basis. Nine years remaining with Marathon Oil contract but can be canceled. Two additional buildings included in the sale. 360 SF office/retail building, (month to month) 1,500 SF bld. with two OHD's & 600 SF warehouse/shed. (month to month) Property is also suited for redevelopment.



**Mark Butler**  
MANAGING BROKER

**(630) 707-3774**  
[mark@markbutlerproperties.net](mailto:mark@markbutlerproperties.net)  
947 Maple Ave., Downers Grove, IL 60515  
[markbutlerproperties.net](http://markbutlerproperties.net)



Mark Butler Properties has been hired by the property owner to represent the property owner and will be compensated by the property owner for services rendered. No Dual agency is implied or agreed to unless executed by both parties. Information is subject to change or withdrawal and is not guaranteed. **Co-op brokers must be present for all showings/inspections.**

# FOR SALE

Operating Marathon Gas Station/C Store With Office-Warehouse Blds.

12-16 W. Naperville Rd. Westmont, IL



*12 W. Naperville Rd.*

**Zoning:** B-1 (Westmont)

**Building Size:** 360 SF

**Three Blds. R.E. Taxes:** \$14,854.00

**Occupancy:** Vacant At Closing.

**Asking Price:** \$1,125,000.00



*14 W. Naperville Rd.*

**Zoning:** B-1 (Westmont)

**Building Size:** 1,500 + 600 SF Shed

**Occupancy:** Month to Month.

Main Bld: \$1,700.00

Shed \$600.00

**Ceiling Ht:** 16'

**Overhead Door:** Two -12'H x19'10W  
10'H x19'10W



**Mark Butler**  
MANAGING BROKER

(630) 707-3774

[mark@markbutlerproperties.net](mailto:mark@markbutlerproperties.net)

947 Maple Ave., Downers Grove, IL 60515  
[markbutlerproperties.net](http://markbutlerproperties.net)



Mark Butler Properties has been hired by the property owner to represent the property owner and will be compensated by the property owner for services rendered. No Dual agency is implied or agreed to unless executed by both parties. Information is subject to change or withdrawal and is not guaranteed. **Co-op brokers must be present for all showings/inspections.**