

	MLS #	Stat	Street #	CP	Str Name	Sfx	Area	LP/SP	Tot #	Units	BR1	BR2	BR3	BR4	PKN/#	Spaces	#	Parking Spaces
1	12128161	CLSD	62	S	Westmore-Meyers	Rd	148	\$370,000		2	2	2			G,S/4		2	
2	12288750	CLSD	208	S	Chase	Ave	148	\$435,000		2	2	2			G,S/6		4	
3	12288527	CLSD	835	E	South Broadway	Ave	148	\$439,000		2	2	2			S/4		4	

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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

Prepared By: Steve Costello | Citypoint Illinois LLC | 09/25/2025 11:55 PM



Two to Four Units
Status: **CLSD**
Area: **148**
Address: **62 S Westmore-Meyers Rd , Lombard, IL 60148**
Directions: **St. Charles Rd or Roosevelt to Westmore-Meyers Rd. (South of St. Charles)**
Sold by: **Nicole Olson (266580) / Keller Williams Experience (26515)**
Closed: **10/31/2024**
Off Mkt: **08/24/2024**
Year Built: **1955**
Dimensions: **199.9X53.1**
Ownership: **Fee Simple**
Corp Limits: **Lombard**
Coordinates:
Acreage:
Total Rooms: **8**
Total Bedrooms: **4**
Waterfront: **No**
Mobility Score: **-**

MLS #: **12128161**
List Date: **08/05/2024**
List Dt Rec: **08/05/2024**
Contract: **08/24/2024**
Financing: **Conventional**
Blt Before 78: **Yes**
Subdivision:
Township: **York**
Total Units: **2**
Total Baths (Full/Half): **2/0**
Basement: **Full**

List Price: **\$349,900**
Orig List Price: **\$349,900**
Sold Price: **\$370,000**
Contingency Flag:
Mkt. Time (Lst./Tot.): **20/20**
Concessions:
Contingency:
County: **DuPage**
Model:
Parking: **Garage, Exterior Space(s)**
Spaces: **Gar:2 Ext:2**
Parking Incl. In Price:
3 BR Unit: **No**
Zoning:

Remarks: **Attention Investors, Rehabbers!! Each unit 2 bedrooms, 1 bath with own entry to full basement. Newer roof and water heater. Shared driveway. 2 car garage shared. Nice location. Walking distance to Forest Preserve & Park. Being Sold "As Is". Bring your ideas!**

School Data	Taxes/Assessments	Financial Info
Elementary: Westmore (45)	PIN: 0609104127	Total Rental Income:
Junior High: Jefferson (45)	Mult PINs: No	Net Operating Income:
High School: Willowbrook (88)	Tax Amount: \$6,806	Gross Income:
	Tax Year: 2023	Other Income:
	Exemptions: Homeowner	
	Special Assessments: No	
	Special Service Area: No	

	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1		4	2	1/0		0	825	12/24
Unit #2	1		4	2	1/0		0	825	12/24
Unit #3					/				
Unit #4					/				

Age: 61-70 Years	Garage Ownership:	Tenancy Type: Month To Month
Type-Multi Unit: Duplex Side by Side	Garage On Site: Yes	Tenant Pays (1): Electric, Gas, Scavenger, Water
Style:	Garage Type: Detached	Tenant Pays (2): Electric, Gas, Scavenger, Water
Const Opts:	Garage Details:	Tenant Pays (3):
General Info: None	Parking Ownership:	Tenant Pays (4):
Amenities:	Parking On Site: Yes	Water: Lake Michigan
Ext. Bldg. Type: Brick	Parking Details:	Sewer: Public
Lot Size: Less Than .25 Acre	Appliances/Features (1): Stove, Refrigerator	Heating: Gas, Forced Air
Lot Size Source: County Records	Appliances/Features (2): Stove, Refrigerator	Equipment:
Lot Desc:	Appliances/Features (3):	HERS Index Score:
Roof: Asphalt/Glass (Shingles)	Appliances/Features (4):	Green Disc:
Foundation: Concrete	Bath Amn:	Green Rating Srce:
Exst Bas/Fnd:	Basement Details: Unfinished	Green Feats:
Ext Prop Feats:	Additional Rooms:	Possession: Negotiable
Conversion:	Building Unit Info:	Sale Terms: Conventional, Cash Only
Deconversion:		
Relist:		

Janitor Expense (\$/src): /	Fuel Expense (\$/src): /	Electricity Expense (\$/src): /
Water Expense (\$/src): /	Trash Expense (\$/src/yr): //	Insurance Expense (\$/src): /
Repairs/Decor Expense (\$/src): /	Manager Expense (\$/src): /	Other Expense (\$/src): /

Operating Expense Includes:

Broker Private Remarks: ****Earnest Money must be Electronically submitted with Depositlink OR Cashier's Check** (NO personal Checks) Please use 7.0 Contract. MULTIPLE OFFERS - HIGHEST AND BEST DUE BY 5:00 pm WED. 8/7/24**

Internet Listing: Yes	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: No	VOW Comments/Reviews: No	Lock Box: None
Listing Type: Exclusive Right to Sell	Holds Earnest Money: Yes	

Additional Sales Information: None	Expiration Date:	Broker Notices:
Showing Inst: Please use Showing Assist, Allow at least 2 Hrs.	Cont. to Show?:	

Owner: owner of record	Ph #:	Broker Owned/Interest: No
Broker: Century 21 Circle (28379) / (630) 543-5640		
List Broker: Doris Owens, CNC, CSC (222819) / (630) 564-0515 / dowsenc21@yahoo.com		
CoList Broker:		More Agent Contact Info: 630-564-0515

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MLS #: 12128161

Prepared By: Steve Costello | Citypoint Illinois LLC | 09/25/2025 11:55 PM



Two to Four Units
 Status: **CLSD**
 Area: **148**
 Address: **208 S Chase Ave , Lombard, IL 60148**
 Directions: **Edgewood Ave, East on Maple, South on Chase to home.**
 Sold by: **Heather Pool (244168) / HomeSmart Connect LLC (28260)**
 Closed: **03/14/2025**
 Off Mkt: **02/24/2025**
 Year Built: **1957**
 Dimensions: **9583**
 Ownership: **Fee Simple**
 Corp Limits: **Lombard**
 Coordinates:
 Acreage: **0.22**
 Total Rooms: **8**
 Total Bedrooms: **4**
 Waterfront: **No**
 Mobility Score: **-**

MLS #: **12288750**
 List Date: **02/21/2025**
 List Dt Rec: **02/21/2025**
 Contract: **02/24/2025**
 Financing: **Cash**
 Blt Before 78: **Yes**
 Subdivision: **York**
 Township: **York**

List Price: **\$425,000**
 Orig List Price: **\$425,000**
 Sold Price: **\$435,000**
 Contingency Flag:
 Mkt. Time (Lst./Tot.): **4/4**
 Concessions: **3000**
 Contingency:
 County: **DuPage**
 Model:
 Parking: **Garage, Exterior Space(s) Gar:2 Ext:4**
 # Spaces:
 Parking Incl. In Price: **No**
 3 BR Unit:
 Zoning:

Remarks: **Rarely available ranch duplex in the heart of downtown Lombard! Both units are 2 bedroom, 1 bath with full basements (4 bedroom, 2 bathroom total). The rear unit is vacant and ready for either an owner occupant or a new tenant. The occupied unit has a long term tenant on a month-to-month lease. The brick exterior is in great shape and improvement include- roof (2024), garage rebuild including new slab (2021), 1st floor windows (2016), Both A/C (approximately 2018). Close to the Lombard Metra, shops, restaurants, Westmore Woods park, Lombard Common and it's surrounding parks/ballfields and so much more!**

School Data

Elementary: **Westmore (45)**
 Junior High: **Jackson (45)**
 High School: **Willowbrook (88)**

Taxes/Assessments

PIN: **0608216054**
 Mult PINs: **No**
 Tax Amount: **\$6,508**
 Tax Year: **2023**
 Exemptions: **None**
 Special Assessments: **No**
 Special Service Area: **No**

Financial Info

Total Rental Income:
 Net Operating Income:
 Gross Income:
 Other Income:

	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1	896	4	2	1/0	None	0	1100	3/25
Unit #2	1	896	4	2	1/0	None	0	0	NA
Unit #3					/				
Unit #4					/				

Age: **61-70 Years**

Type-Multi Unit: **1 Story Unit/s**

Style: **Ranch**

Const Opts:

General Info: **Commuter Bus, Commuter Train, Interstate Access**

Amenities:

Ext. Bldg. Type: **Brick**

Lot Size: **Less Than .25 Acre**

Lot Size Source: **County Records**

Lot Desc:

Roof: **Asphalt/Glass (Shingles)**

Foundation: **Concrete**

Ext Bas/Fnd:

Ext Prop Feats:

Conversion: **No**

Deconversion: **No**

Relist:

Garage Ownership: **Owned**

Garage On Site: **Yes**

Garage Type: **Detached**

Garage Details:

Parking Ownership: **Owned**

Parking On Site: **Yes**

Parking Details:

Appliances/Features (1): **Stove, Refrigerator, Washer, Dryer**

Appliances/Features (2): **Stove, Refrigerator, Dryer**

Appliances/Features (3):

Appliances/Features (4):

Bath Amn:

Basement Details: **Partially Finished, Unfinished**

Additional Rooms:

Building Unit Info:

Tenancy Type:

Tenant Pays (1): **All**

Tenant Pays (2): **All**

Tenant Pays (3):

Tenant Pays (4):

Water: **Lake Michigan**

Sewer: **Sewer-Public**

Heating: **Gas, Forced Air**

Equipment: **CO Detectors, Ceiling Fan, Multiple Water Heaters, Water Heater-Gas**

HERS Index Score:

Green Disc:

Green Rating Srce:

Green Feats:

Possession: **Closing**

Sale Terms:

Gas Supplier: **Nicor Gas**

Electric Supplier: **Commonwealth Edison**

Janitor Expense (\$/src): **/**

Water Expense (\$/src): **/**

Repairs/Decor Expense (\$/src): **/**

Operating Expense Includes:

Fuel Expense (\$/src): **/**

Trash Expense (\$/src/yr): **//**

Manager Expense (\$/src): **/**

Electricity Expense (\$/src): **/**

Insurance Expense (\$/src): **/**

Other Expense (\$/src): **/**

Broker Private Remarks: ***PLEASE READ*. Access will be limited to the rear, unoccupied unit. Do NOT knock, attempt entry or disturb tenants in front unit. Access to the occupied unit will be granted for a buyer's inspection. Occupied unit is on a month to month lease; however, the tenant has been there for about 20 years. Property conveyed as-is. Dryer only in rear unit, no washer. Dates of improvements are approximate and not meant to be guarantees.***Offer deadline Sunday 8 pm. In receipt of multiple offers.*****

Internet Listing:

Yes

Remarks on Internet?:

Yes

Addr on Internet?:

Yes

VOW AVM:

Yes

VOW Comments/Reviews:

Yes

Lock Box:

Combination Box (Located at Side)

Listing Type:

Exclusive Right to Sell

Holds Earnest Money:

Yes

Additional Sales Information:

None Schedule through Showingtime. *PLEASE READ*. Access will be limited to the

Expiration Date:

Cont. to Show?:

Broker Notices:

Multiple offers received, Highest and best called for

rear, unoccupied unit. Do NOT knock, attempt entry or disturb tenants in front unit. Access to the occupied unit will be granted for a buyer's inspection.

Owner: OOR Ph #: Broker Owned/Interest: **No**
Broker: Keller Williams Premiere Properties (29067) / (630) 545-9860
List Broker: Michael Thornton (252551) on behalf of The Michael Thornton Team (T16760) / (630) 532-9246 / michaelthorntonteam@gmail.com

CoList Broker:

More Agent Contact Info:

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12288750

Prepared By: Steve Costello | Citypoint Illinois LLC | 09/25/2025 11:55 PM



Two to Four Units
 Status: **CLSD** MLS #: **12288527** List Price: **\$439,000**
 Area: **148** List Date: **02/19/2025** Orig List Price: **\$439,000**
 Address: **835 E South Broadway Ave , Lombard, IL 60148** List Dt Rec: **02/19/2025** Sold Price: **\$439,000**
 Directions: **S Westmore-Meyers Rd to Division St to S School St to E South Broadway Ave** Contingency Flag:
 Sold by: **Katie Mihelich, CSC (244111) / Coldwell Banker Real Estate Group (28838)**
 Closed: **03/18/2025** Contract: **02/22/2025** Mkt. Time (Lst./Tot.): **4/4**
 Off Mkt: **02/22/2025** Financing: **Conventional** Concessions:
 Year Built: **1958** Blt Before 78: **Yes** Contingency:
 Dimensions: **50X123** County: **DuPage**
 Ownership: **Fee Simple** Subdivision: Model: **2 Flat**
 Corp Limits: **Lombard** Township: **York** Parking: **Duplexes**
 Coordinates: # Spaces: **Ext:4**
 Acreage: **0.14** Total Units: **2** Parking Incl. In Price: **No**
 Total Rooms: **8** Total Baths: **2/0** 3 BR Unit: **No**
 (Full/Half):
 Total Bedrooms: **4** Basement: **Full** Zoning: **Multi-Family**
 Waterfront: **No**
 Mobility Score: **-**

Remarks: **Attention Investors! A rare opportunity to own a side-by-side 2-flat located just across from the scenic Prairie Path. This property features two duplex units, both currently tenant-occupied. Each unit offers 2 bedrooms, 1 bath, and a full basement equipped with a washer, dryer, and all kitchen appliances. One unit has been recently updated, and both showcase hardwood flooring. Convenient tenant parking is available across the street. Enjoy low taxes and reliable long-term tenants, with leases extending until October and December 2025. Property updates include: Roof (2019), Appliances (2021), Windows (2010), A/C, Furnace & Water Heaters (2010) Being sold As-Is. Don't miss out on this fantastic investment opportunity!**

School Data

Elementary: **Westmore (45)**
 Junior High: **Jackson (45)**
 High School: **Willowbrook (88)**

Taxes/Assessments

PIN: **0609302077**
 Mult PINs:
 Tax Amount: **\$5,706.24**
 Tax Year: **2023**
 Exemptions: **None**
 Special Assessments: **No**
 Special Service Area: **No**

Financial Info

Total Rental Income: **\$2,550**
 Net Operating Income:
 Gross Income:
 Other Income:

	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1		4	2	1/0	None	1000	1150	11/25
Unit #2	1		4	2	1/0	None	1300	1400	09/25
Unit #3					/				
Unit #4					/				

Age: **61-70 Years**

Type-Multi Unit: **2 Flat, Duplex Side by Side**

Style:

Const Opts:

General Info: **School Bus Service**

Amenities: **Park/Playground, Curbs/Gutters, Sidewalks, Street Lights, Street Paved**

Ext. Bldg. Type: **Brick**

Lot Size: **Less Than .25 Acre**

Lot Size Source: **County Records**

Lot Desc:

Roof: **Asphalt/Glass (Shingles)**

Foundation: **Concrete**

Exst Bas/Fnd:

Ext Prop Feats: **Patio, Storms/Screens**

Conversion:

Deconversion:

Relist:

Garage Ownership:

Garage On Site:

Garage Type:

Garage Details:

Parking Ownership: **N/A**

Parking On Site: **Yes**

Parking Details: **Off Street, Visitor Parking**

Appliances/Features (1): **Stove, Refrigerator, Washer, Dryer, Central Air Conditioner, Laundry Hook-Up, Range Hood, Hardwood Floors**

Appliances/Features (2): **Stove, Refrigerator, Washer, Dryer, Dishwasher, Microwave, Central Air Conditioner, Laundry Hook-Up, Range Hood, Hardwood Floors**

Appliances/Features (3):

Appliances/Features (4):

Bath Amn:

Basement Details: **Unfinished**

Additional Rooms:

Building Unit Info: **No Units Furnished, Smoke/Alarm Detector**

Tenancy Type: **Leases**

Tenant Pays (1): **All**

Tenant Pays (2): **All**

Tenant Pays (3):

Tenant Pays (4):

Water: **Lake Michigan, Public**

Sewer: **Sewer-Public**

Heating: **Gas, Electric, Hot Water/Steam**

Equipment: **CO Detectors, Ceiling Fan, Fan-Attic Exhaust, Multiple Water Heaters**

HERS Index Score:

Green Disc:

Green Rating Srce:

Green Feats:

Possession: **Closing**

Sale Terms:

Janitor Expense (\$/src): **/**
 Water Expense (\$/src): **/**
 Repairs/Decor Expense (\$/src): **/**

Fuel Expense (\$/src): **/**
 Trash Expense (\$/src/yr): **//**
 Manager Expense (\$/src): **/**

Electricity Expense (\$/src): **/**
 Insurance Expense (\$/src): **/**
 Other Expense (\$/src): **/**

Operating Expense Includes:

Broker Private Remarks: **Tenants occupy both apartments, need 24hr notice. Pre-approval or POF required to show. Being Sold As-Is. Pictures are of the units before being rented, both units are in great condition. Redfin does not hold earnest money. Seller Prefers Title Forward for Title.**

Internet Listing:

Yes

Remarks on Internet?:

Yes

Addr on Internet?:

Yes

VOW AVM:

No

VOW Comments/Reviews:

No

Lock Box:

None

Listing Type:

Exclusive Right to Sell

Holds Earnest Money:

No

Additional Sales Information: **None**

Expiration Date:

Broker Notices:

Offer has been verbally accepted, Paperwork

Showing Inst:

Click Showing Time. 24hr notice required Showings M-F

Cont. to Show?:

**4pm to 7pm and
Sat-Sun 10am to
3pm only. Email
agent POF or
approval in order
to get confirmed.**

pending

Owner:

Broker:

List Broker:

OOR

Ph #:

Broker Owned/Interest: **No**

Redfin Corporation (85464) / (224) 699-5002

**Sarah Machmouchi (114158) / (630) 776-9589 / sarah.machmouchi@redfin.com;
sarah.machmouchi@redfin.com**

CoList Broker:

More Agent Contact Info:

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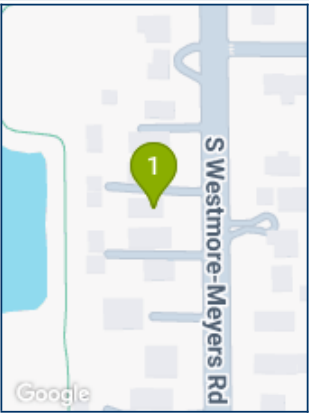
MLS #: 12288527

Prepared By: Steve Costello | Citypoint Illinois LLC | 09/25/2025 11:55 PM



Two to Four Units

Status: **CLSD**
Area: **148**
Address: **62 S Westmore-Meyers Rd , Lombard, IL 60148**
Directions: **St. Charles Rd or Roosevelt to Westmore-Meyers Rd. (South of St. Charles)**
Closed: **10/31/2024**
Off Mkt: **08/24/2024**
Year Built: **1955**
Dimensions: **199.9X53.1**
Ownership: **Fee Simple**
Corp Limits: **Lombard**
Coordinates:
Acreage:
Total Rooms: **8**
Total Bedrooms: **4**
Waterfront: **No**
Mobility Score: **-**
MLS #: **12128161**
List Date: **08/05/2024**
List Dt Rec: **08/05/2024**
Contract: **08/24/2024**
Financing: **Conventional**
Blt Before 78: **Yes**
Subdivision:
Township: **York**
Total Units: **2**
Total Baths (Full/Half): **2/0**
Basement: **Full**
List Price: **\$349,900**
Orig List Price: **\$349,900**
Sold Price: **\$370,000**
Contingency
Flag:
Lst. Mkt. Time: **20**
Concessions:
Contingency:
County: **DuPage**
Model:
Parking: **Garage, Exterior Space(s)**
Spaces:
Parking Incl. In Price:
3 BR Unit: **No**
Zoning:



Remarks: **Attention Investors, Rehabbers!! Each unit 2 bedrooms, 1 bath with own entry to full basement. Newer roof and water heater. Shared driveway. 2 car garage shared. Nice location. Walking distance to Forest Preserve & Park. Being Sold "As Is". Bring your ideas!**

School Data
Elementary: **Westmore (45)**
Junior High: **Jefferson (45)**
High School: **Willowbrook (88)**

Taxes/Assessments
PIN: **0609104127**
Mult PINs: **No**
Tax Amount: **\$6,806**
Tax Year: **2023**
Exemptions: **Homeowner**
Special Assessments: **No**
Special Service Area: **No**

Financial Info
Total Rental Income:
Net Operating Income:
Gross Income:
Other Income:

	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1		4	2	1/0		0	825	12/24
Unit #2	1		4	2	1/0		0	825	12/24
Unit #3					/				
Unit #4					/				

Age: **61-70 Years**

Type-Multi Unit: **Duplex Side by Side**

Style:

Const Opts:

General Info: **None**

Amenities:

Ext. Bldg. Type: **Brick**

Lot Size: **Less Than .25 Acre**

Lot Size Source: **County Records**

Lot Desc:

Roof: **Asphalt/Glass (Shingles)**

Foundation: **Concrete**

Exst Bas/Fnd:

Ext Prop Feats:

Conversion:

Deconversion:

Relist:

Garage Ownership:

Garage On Site: **Yes**

Garage Type: **Detached**

Garage Details:

Parking Ownership:

Parking On Site: **Yes**

Parking Details:

Appliances/Features (1): **Stove, Refrigerator**

Appliances/Features (2): **Stove, Refrigerator**

Appliances/Features (3):

Appliances/Features (4):

Bath Amn:

Basement Details: **Unfinished**

Additional Rooms:

Building Unit Info:

Tenancy Type: **Month To Month**

Tenant Pays (1): **Electric, Gas, Scavenger, Water**

Tenant Pays (2): **Electric, Gas, Scavenger, Water**

Tenant Pays (3):

Tenant Pays (4):

Water: **Lake Michigan**

Sewer: **Public**

Heating: **Gas, Forced Air**

Equipment:

HERS Index Score:

Green Disc:

Green Rating Srce:

Green Feats:

Possession: **Negotiable**

Sale Terms: **Conventional, Cash Only**

Addl. Sales Info.: **None**

Broker Owned/Interest: **No**

Janitor Expense (\$/src): **/**
Water Expense (\$/src): **/**
Repairs/Decor Expense (\$/src): **/**

Fuel Expense (\$/src): **/**
Trash Expense (\$/src/yr): **//**
Manager Expense (\$/src): **/**

Electricity Expense (\$/src): **/**
Insurance Expense (\$/src): **/**
Other Expense (\$/src): **/**

Operating Expense Includes:

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MLS #: 12128161

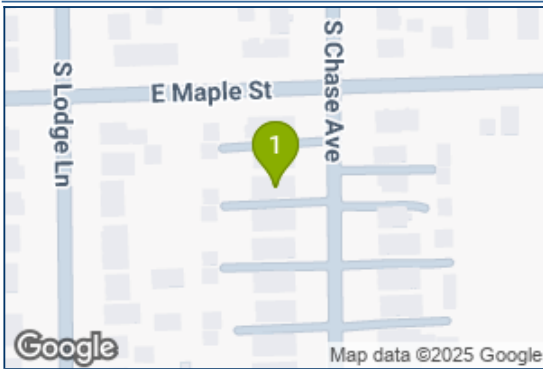
Prepared By: Steve Costello | Citypoint Illinois LLC | 09/25/2025 11:55 PM



Two to Four Units MLS #: **12288750** List Price: **\$425,000**
Status: **CLSD** List Date: **02/21/2025** Orig List Price: **\$425,000**
Area: **148** List Dt Rec: **02/21/2025** Sold Price: **\$435,000**
Address: **208 S Chase Ave , Lombard, IL 60148** Contingency Flag:
Directions: **Edgewood Ave, East on Maple, South on Chase to home.**
Closed: **03/14/2025** Contract: **02/24/2025** Lst. Mkt. Time: **4**
Off Mkt: **02/24/2025** Financing: **Cash** Concessions: **3000**
Year Built: **1957** Blt Before 78: **Yes** Contingency:
Dimensions: **9583** County: **DuPage**
Ownership: **Fee Simple** Subdivision: Model:
Corp Limits: **Lombard** Township: **York** Parking: **Garage, Exterior Space(s)**

Coordinates: # Spaces: **Gar:2 Ext:4**

Acreage: **0.22** Total Units: **2** Parking Incl. In Price:
Total Rooms: **8** Total Baths (Full/Half): **2/0** 3 BR Unit: **No**
Total Bedrooms: **4** Basement: **Full** Zoning:
Waterfront: **No**
Mobility Score: **-**



Remarks: **Rarely available ranch duplex in the heart of downtown Lombard! Both units are 2 bedroom, 1 bath with full basements (4 bedroom, 2 bathroom total). The rear unit is vacant and ready for either an owner occupant or a new tenant. The occupied unit has a long term tenant on a month-to-month lease. The brick exterior is in great shape and improvement include- roof (2024), garage rebuild including new slab (2021), 1st floor windows (2016), Both A/C (approximately 2018). Close to the Lombard Metra, shops, restaurants, Westmore Woods park, Lombard Common and it's surrounding parks/ballfields and so much more!**

School Data
Elementary: **Westmore (45)**
Junior High: **Jackson (45)**
High School: **Willowbrook (88)**

Taxes/Assessments
PIN: **0608216054**
Mult PINs: **No**
Tax Amount: **\$6,508**
Tax Year: **2023**
Exemptions: **None**
Special Assessments: **No**
Special Service Area: **No**

Financial Info
Total Rental Income:
Net Operating Income:
Gross Income:
Other Income:

	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1	896	4	2	1/0	None	0	1100	3/25
Unit #2	1	896	4	2	1/0	None	0	0	NA
Unit #3					/				
Unit #4					/				

Age: **61-70 Years**

Type-Multi Unit: **1 Story Unit/s**

Style: **Ranch**

Const Opts:

General Info: **Commuter Bus, Commuter Train, Interstate Access**

Amenities:

Ext. Bldg. Type: **Brick**

Lot Size: **Less Than .25 Acre**

Lot Size Source: **County Records**

Lot Desc:

Roof: **Asphalt/Glass (Shingles)**

Foundation: **Concrete**

Exst Bas/Fnd:

Ext Prop Feats:

Conversion: **No**

Deconversion: **No**

Relist:

Garage Ownership: **Owned**

Garage On Site: **Yes**

Garage Type: **Detached**

Garage Details:

Parking Ownership: **Owned**

Parking On Site: **Yes**

Parking Details:

Appliances/Features (1): **Stove, Refrigerator, Washer, Dryer**

Appliances/Features (2): **Stove, Refrigerator, Dryer**

Appliances/Features (3):

Appliances/Features (4):

Bath Amn:

Basement Details: **Partially Finished, Unfinished**

Additional Rooms:

Building Unit Info:

Tenancy Type:

Tenant Pays (1): **All**

Tenant Pays (2): **All**

Tenant Pays (3):

Tenant Pays (4):

Water: **Lake Michigan**

Sewer: **Sewer-Public**

Heating: **Gas, Forced Air**

Equipment: **CO Detectors, Ceiling Fan, Multiple Water Heaters, Water Heater-Gas**

HERS Index Score:

Green Disc:

Green Rating Srce:

Green Feats:

Possession: **Closing**

Sale Terms:

Gas Supplier: **Nicor Gas**

Electric Supplier: **Commonwealth Edison**

Addl. Sales Info.: **None**

Broker Owned/Interest: **No**

Janitor Expense (\$/src): **/**
Water Expense (\$/src): **/**
Repairs/Decor Expense (\$/src): **/**

Fuel Expense (\$/src): **/**
Trash Expense (\$/src/yr): **//**
Manager Expense (\$/src): **/**

Electricity Expense (\$/src): **/**
Insurance Expense (\$/src): **/**
Other Expense (\$/src): **/**

Operating Expense Includes:

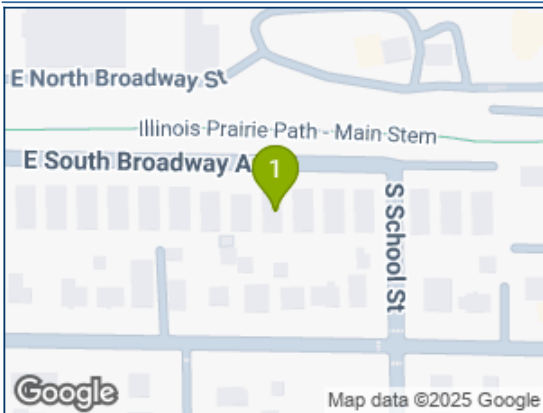
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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12288750

Prepared By: Steve Costello | Citypoint Illinois LLC | 09/25/2025 11:55 PM



Two to Four Units
Status: **CLSD**
Area: **148**
Address: **835 E South Broadway Ave , Lombard, IL 60148**
Directions: **S Westmore-Meyers Rd to Division St to S School St to E South Broadway Ave**
Closed: **03/18/2025** Contract: **02/22/2025** Lst. Mkt. Time: **4**
Off Mkt: **02/22/2025** Financing: **Conventional** Concessions:
Year Built: **1958** Blt Before 78: **Yes** Contingency:
Dimensions: **50X123** Subdivision: County: **DuPage**
Ownership: **Fee Simple** Model: **2 Flat Duplexes**
Corp Limits: **Lombard** Township: **York** Parking: **Exterior Space(s)**
Coordinates: # Spaces: **Ext:4**
Acreage: **0.14** Total Units: **2** Parking Incl. **No**
Total Rooms: **8** Total Baths (Full/Half): **2/0** In Price:
Total Bedrooms: **4** Basement: **Full** 3 BR Unit: **No**
Waterfront: **No** Zoning: **Multi-Family**
Mobility Score: **-**



Remarks: **Attention Investors! A rare opportunity to own a side-by-side 2-flat located just across from the scenic Prairie Path. This property features two duplex units, both currently tenant-occupied. Each unit offers 2 bedrooms, 1 bath, and a full basement equipped with a washer, dryer, and all kitchen appliances. One unit has been recently updated, and both showcase hardwood flooring. Convenient tenant parking is available across the street. Enjoy low taxes and reliable long-term tenants, with leases extending until October and December 2025. Property updates include: Roof (2019), Appliances (2021), Windows (2010), A/C, Furnace & Water Heaters (2010) Being sold As-Is. Don't miss out on this fantastic investment opportunity!**

School Data
Elementary: **Westmore (45)**
Junior High: **Jackson (45)**
High School: **Willowbrook (88)**

Taxes/Assessments
PIN: **0609302077**
Mult PINs:
Tax Amount: **\$5,706.24**
Tax Year: **2023**
Exemptions: **None**
Special Assessments: **No**
Special Service Area: **No**

Financial Info
Total Rental Income: **\$2,550**
Net Operating Income:
Gross Income:
Other Income:

	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1		4	2	1/0	None	1000	1150	11/25
Unit #2	1		4	2	1/0	None	1300	1400	09/25
Unit #3									
Unit #4									

Age: **61-70 Years**

Type-Multi Unit: **2 Flat, Duplex Side by Side**

Style:

Const Opts:

General Info: **School Bus Service**

Amenities: **Park/Playground, Curbs/Gutters, Sidewalks, Street Lights, Street Paved**

Ext. Bldg. Type: **Brick**

Lot Size: **Less Than .25 Acre**

Lot Size Source: **County Records**

Lot Desc:

Roof: **Asphalt/Glass (Shingles)**

Foundation: **Concrete**

Extst Bas/Fnd:

Ext Prop Feats: **Patio, Storms/Screens**

Conversion:

Deconversion:

Relist:

Garage Ownership:

Garage On Site:

Garage Type:

Garage Details:

Parking Ownership: **N/A**

Parking On Site: **Yes**

Parking Details: **Off Street, Visitor Parking**

Appliances/Features (1): **Stove, Refrigerator, Washer, Dryer, Central Air Conditioner, Laundry Hook-Up, Range Hood, Hardwood Floors**

Appliances/Features (2): **Stove, Refrigerator, Washer, Dryer, Dishwasher, Microwave, Central Air Conditioner, Laundry Hook-Up, Range Hood, Hardwood Floors**

Appliances/Features (3):

Appliances/Features (4):

Bath Amn:

Basement Details: **Unfinished**

Additional Rooms:

Building Unit Info: **No Units Furnished, Smoke/Alarm Detector**

Tenancy Type: **Leases**

Tenant Pays (1): **All**

Tenant Pays (2): **All**

Tenant Pays (3):

Tenant Pays (4):

Water: **Lake Michigan, Public**

Sewer: **Sewer-Public**

Heating: **Gas, Electric, Hot Water/Steam**

Equipment: **CO Detectors, Ceiling Fan, Fan-Attic Exhaust, Multiple Water Heaters**

HERS Index Score:

Green Disc:

Green Rating Srce:

Green Feats:

Possession: **Closing**

Sale Terms:

Addl. Sales Info.: **None**

Broker Owned/Interest: **No**

Janitor Expense (\$/src): **/**
Water Expense (\$/src): **/**
Repairs/Decor Expense (\$/src): **/**

Fuel Expense (\$/src): **/**
Trash Expense (\$/src/yr): **//**
Manager Expense (\$/src): **/**

Electricity Expense (\$/src): **/**
Insurance Expense (\$/src): **/**
Other Expense (\$/src): **/**

Operating Expense Includes:

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MLS #: 12288527

Prepared By: Steve Costello | Citypoint Illinois LLC | 09/25/2025 11:55 PM

	MLS #	Stat	Address	City	LP/SP	Tot # Units	BR1	BR2	BR3	BR4	PKN/#	Spaces	# Parking Spaces	Area
1	12128161	CLSD	62 S Westmore-Meyers Rd	Lombard	\$370,000	2	2	2			G,S/4	2		148
2	12288750	CLSD	208 S Chase Ave	Lombard	\$435,000	2	2	2			G,S/6	4		148
3	12288527	CLSD	835 E South Broadway Ave	Lombard	\$439,000	2	2	2			S/4	4		148

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