



SUBURBAN
REAL ESTATE SERVICES

FOR SALE/LEASE

REDEVELOPMENT OPPORTUNITY

330-1

N. Madison Street | Joliet, IL

13,430 SF

Medical Office Building





PROPERTY OVERVIEW

Position your practice in a **high-visibility**, multi-tenant medical office building at the **corner of Glenwood Avenue and Madison Street** in Joliet. The property offers **excellent exposure**, multiple access points, **ample parking**, and **monument signage**, ideal for medical professionals seeking convenience and visibility.

Adjacent to Prime Healthcare, a Level II Trauma Hospital, the building is positioned within Joliet's **medical district**. It's **less than 2 miles from I-80** and **3 miles from I-55**, ensuring easy access for patients and staff.

Close to **Louis Joliet Mall, Hollywood and Harrah's Casinos**, and popular dining options, the location benefits from a **strong commercial and residential base**. Perfect for **medical users** or **potential redevelopment**, this property delivers outstanding **visibility** and potential.



SIZE:	13,430 sf
YEAR BUILT:	1964
FLOORS:	1
LOT SIZE:	.84 acres
PARKING:	189 surface spaces Shared with adjacent building

Information contained herein is subject to verification, modification and withdrawal without notice.

 JOLIET WEST
HIGH SCHOOL


HEALTH AND CARE

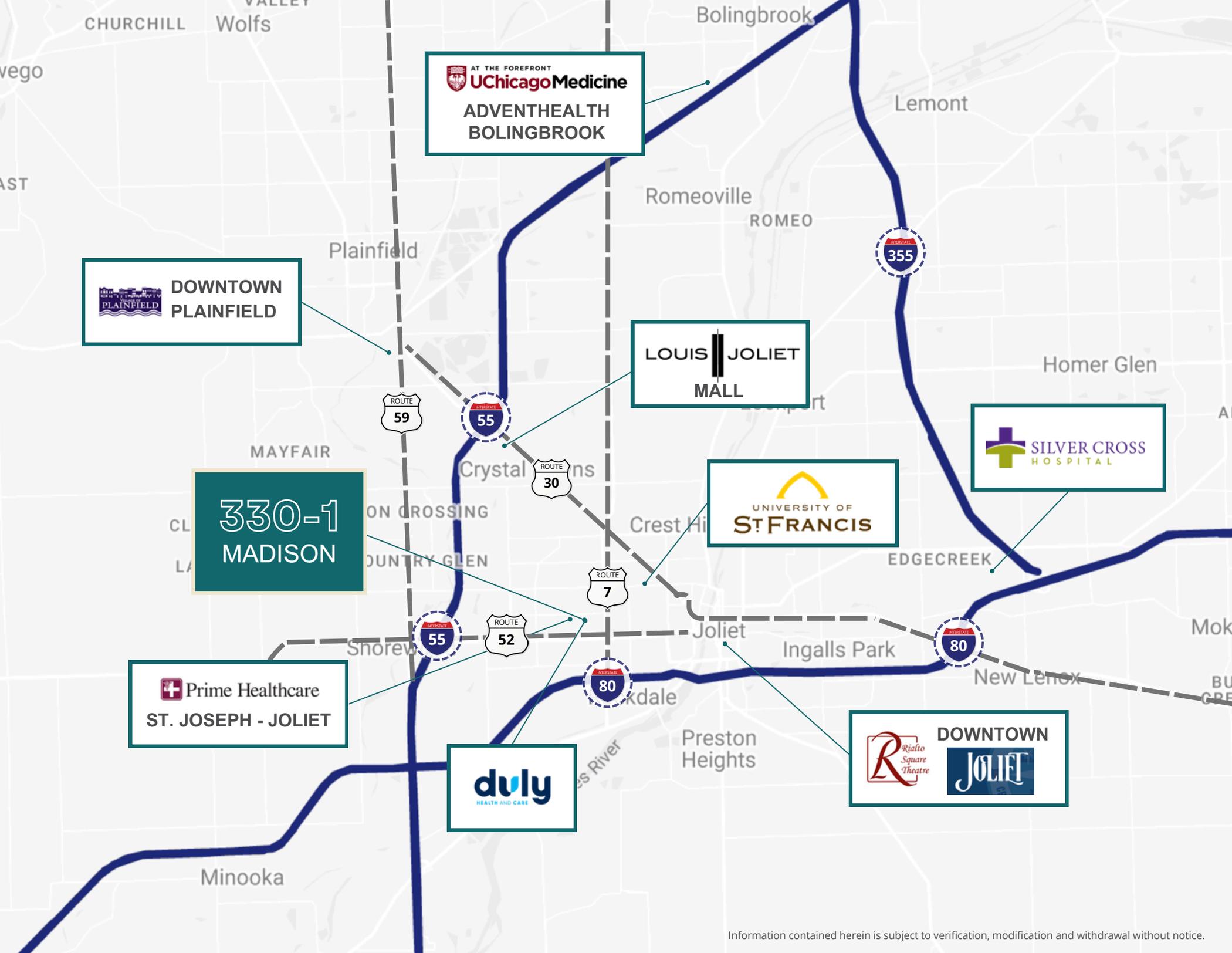
 Prime Healthcare
ST. JOSEPH - JOLIET

330-1
MADISON

MADISON STREET

GLENWOOD AVENUE





AT THE FOREFRONT
UChicagoMedicine
ADVENTHEALTH
BOLINGBROOK

 DOWNTOWN
PLAINFIELD

LOUIS JOLIET
MALL

 SILVER CROSS
HOSPITAL

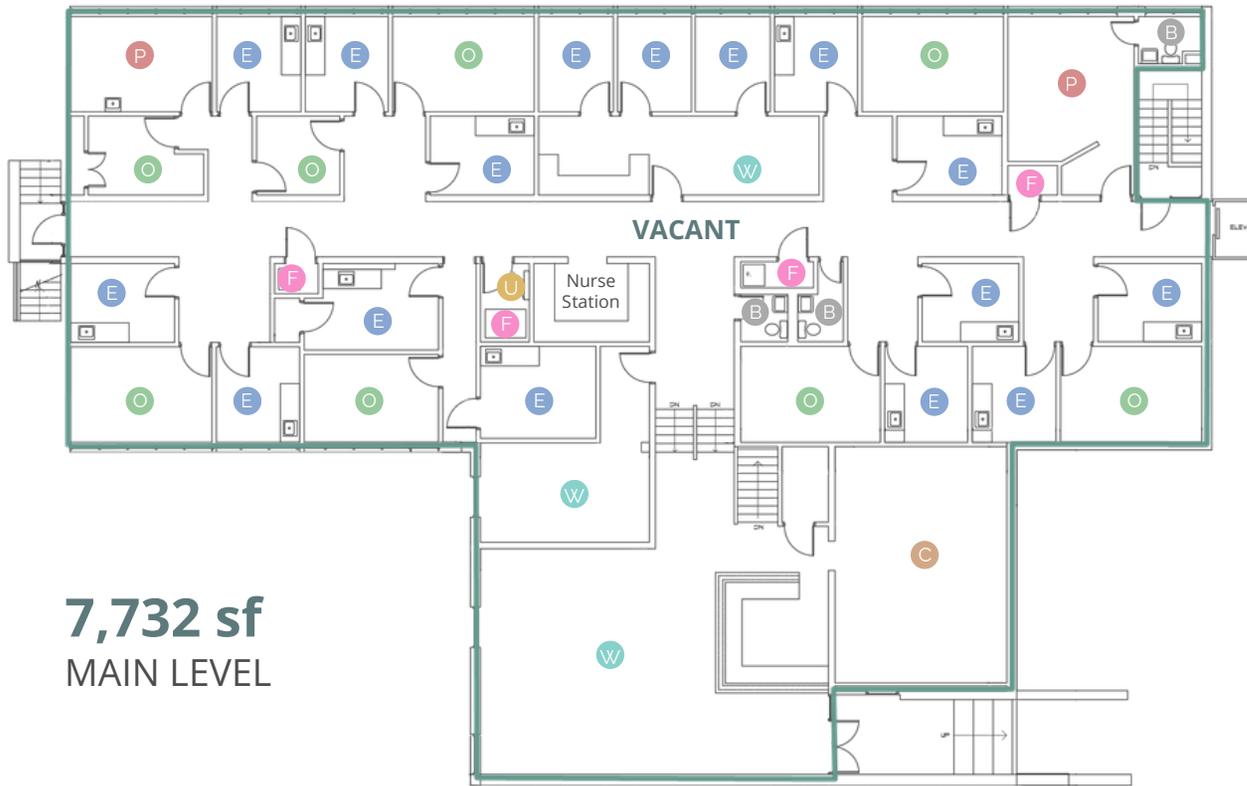
**330-1
MADISON**

 UNIVERSITY OF
ST FRANCIS

 Prime Healthcare
ST. JOSEPH - JOLIET

duly
HEALTH AND CARE

 Rialto
Square
Theatre
DOWNTOWN
JOLIET



7,732 sf
MAIN LEVEL

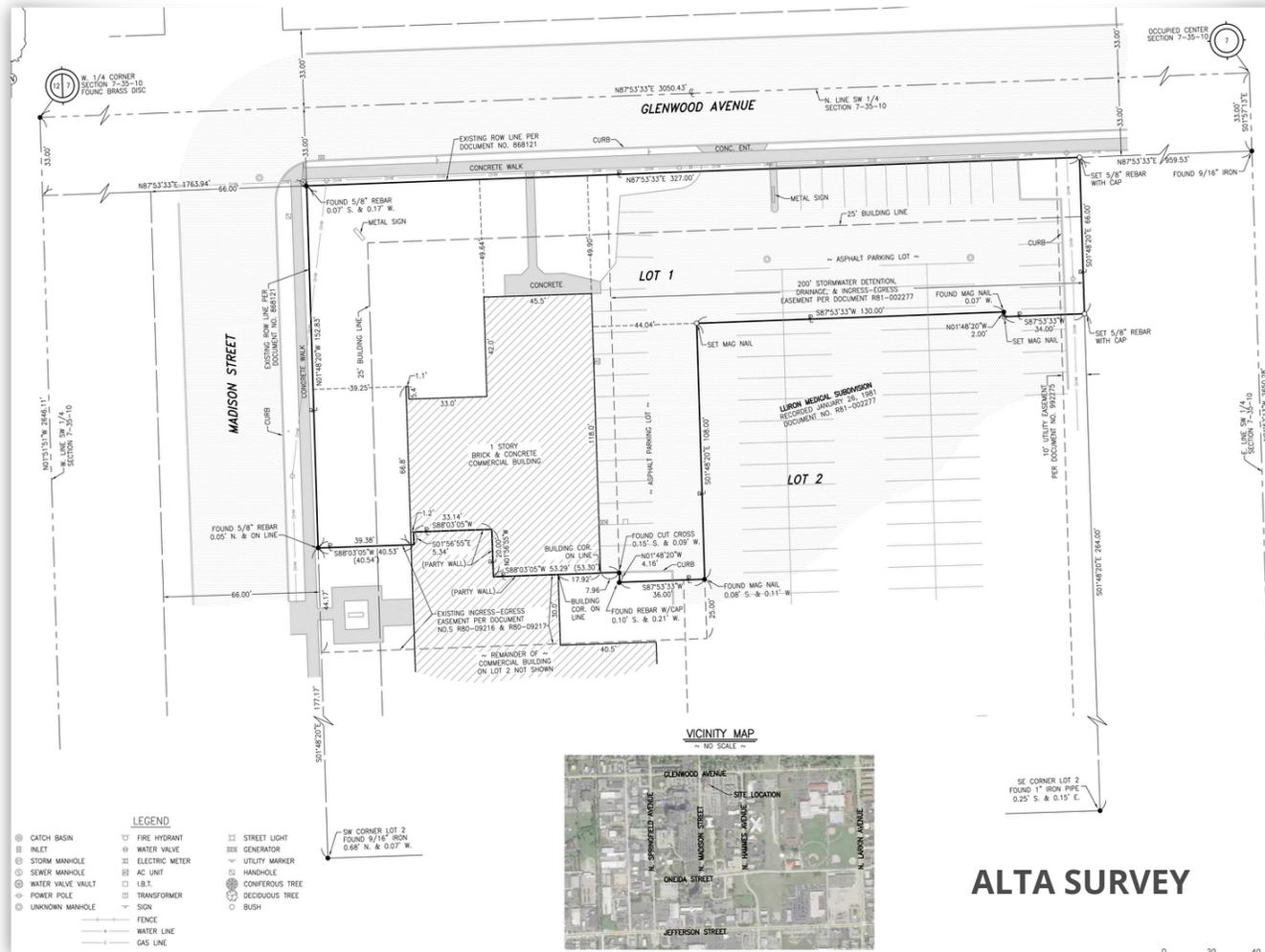
KEY DETAILS

- E = Exam Room
- O = Private Office
- P = Procedure
- C = Conference
- W = Waiting Area
- K = Kitchen
- B = Bathroom
- S = Storage
- I = IT
- F = Furnace
- U = Utility



5,698 sf
LOWER LEVEL

REDEVELOPMENT HIGHLIGHTS



- New comp plan - Will County Housing Study to address demand
- Rebranding the City of Joliet as a destination

- Administration wants more residential
- In a TIF district, possibly Enterprise Zone
- Apartment/mixed use potential

OFFERING SUMMARY

SALE PRICE: \$950,000
\$70.74 /sf

LEASE RATE: \$16.00 - \$19.00 /sf*
Full-Service Gross

REAL ESTATE TAXES: \$33,406.04 Annual
2024 Paid 2025 \$2.49 /sf
Parcel: 30-07-07-304-046-0000

OPERATING EXPENSES: \$26,860.00 Annual
2025 Budget Estimate \$4.25 /sf

**FURNITURE, FIXTURES, &
EQUIPMENT:** Negotiable

*Tenant responsible for in-suite janitorial.

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CONTACT

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