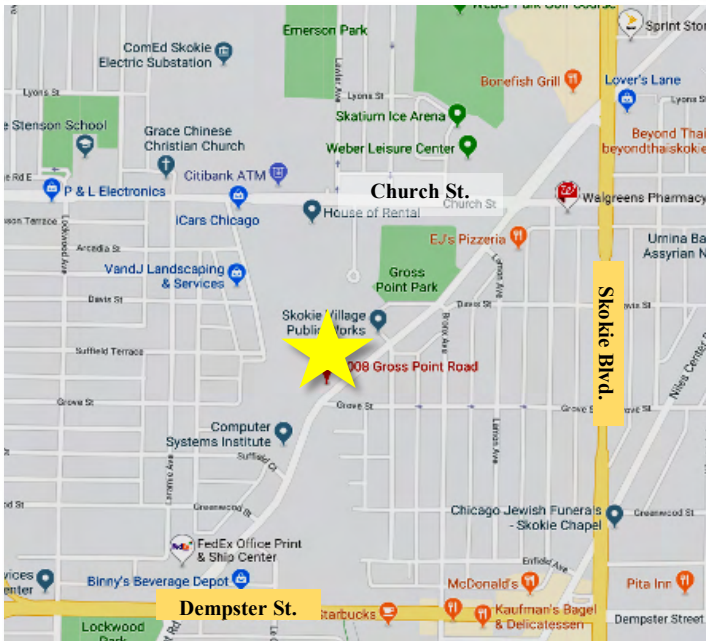


A CURRENTLY STABLE INCOME PRODUCING ASSET OR DEVELOPMENT OPPORTUNITY!



Stable cash flowing asset or development opportunity site. Single parcel with 4 individual homes built on site with long term tenants in beautiful suburban Skokie. Units have had upgrades including mechanicals and kitchens. Each unit has all utilities separately metered and paid for by tenants.



- ◆ **Asking Price: \$699,000**
- ◆ **Land Site Size: ±22,000 SF**
- ◆ **PIN: 10-16-410-031-0000**
- ◆ **Zoning: Light Industrial (Legal Non Conforming)**
- ◆ **Gross Rental Income: \$73,800**
- ◆ **Management (5%): \$3,690**
- ◆ **RE Taxes: 2019 - \$11,878**
- ◆ **Insurance: \$1,500**
- ◆ **Maintenance: \$2,000**
- ◆ **NOI: \$ 54,732**
- ◆ **CAP Rate 7.83%**



MJ WEINBERGER

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