

AVAILABLE FOR SALE OR LEASE! ± 8,000 SF OFFICE/TECH BUILDING WITH PARKING!



SALE INFORMATION

ASKING PRICE:	\$395,000	GROSS REVENUE:	\$115,200
ZONING:	C-2	EXPENSES:	\$82,589
BUILDING SF:	±8,000 SF	NOI:	\$32,611
LAND SF:	±12,000 SF	CAP RATE:	8.25%
2021 TAXES:	\$51,561	PROFORMA CAP RATE*:	12.55%

This is a great opportunity to acquire a property with value-add potential. Property is ideally located for a variety of uses with close proximity to O'Hare airport, Highway access, onsite parking and more...

*AT FULL OCCUPANCY



MJ WEINBERGER

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STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

AVAILABLE FOR LEASE!

± 1,000 SF OFFICE/TECH SPACE WITH PARKING!



LEASING INFORMATION

LEASE PRICE:	\$18
LEASE TYPE:	GROSS
SF AVAILABLE:	±1,000 SF

This is a great location to lease office space. Property is ideally located with close proximity to O'Hare airport, Highway access, onsite parking and more...

Lease rate varies by space.



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SURVEY



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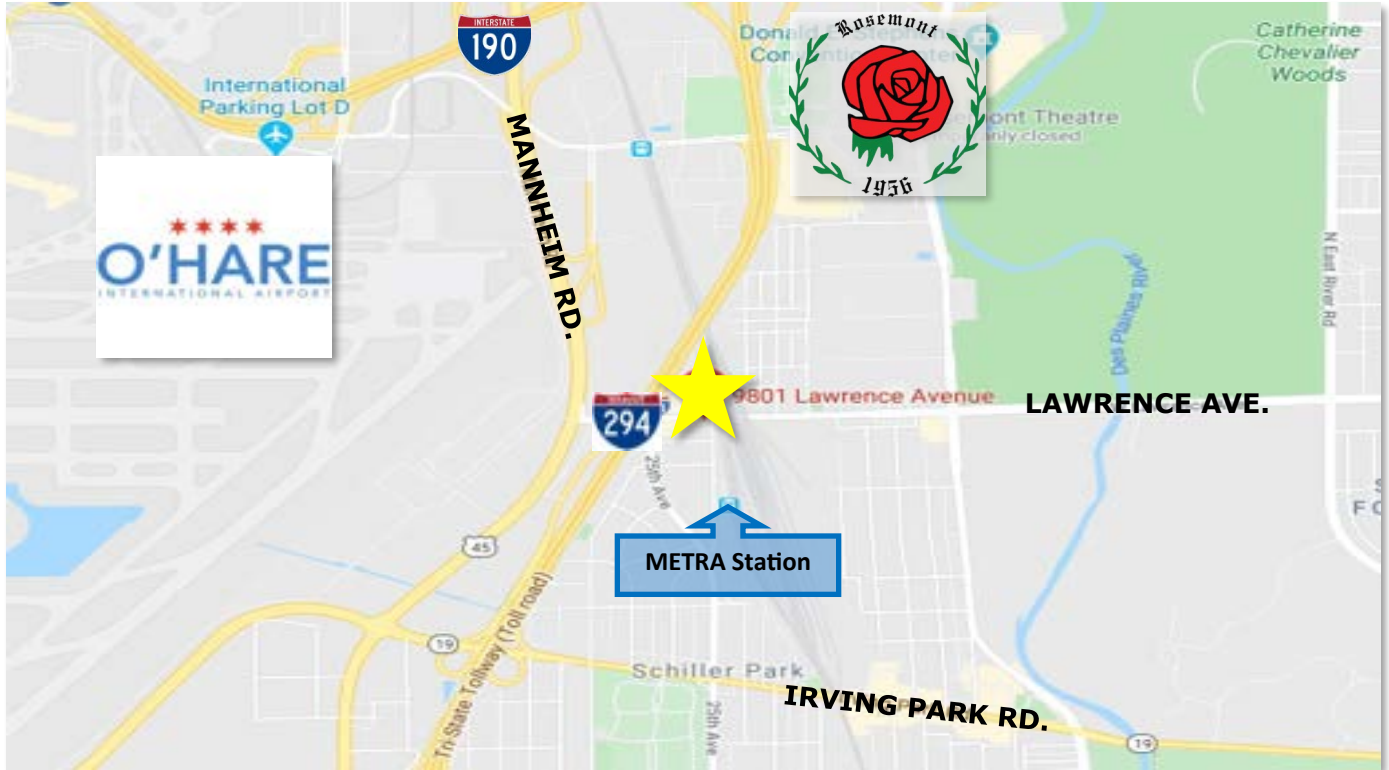
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STRAUSS

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