

2615 Three Oaks Rd
Cary, IL 60013

For Sale

MLS #12201990

OFFICE INVESTMENT BUILDING

VIEW VIDEO



INVESTMENT BUILDING 18,434 SF

\$1,799,000 8.9% CAP RATE

Investment Opportunity
18,434 SF

2-Story Office Building w/ Heavy Medical Tenancy

Silver Lake Professional Building. 2-story masonry office building currently 77% leased. 13 tenants ranging from 160 SF to 3,822 SF with 3 vacancies ranging from 160SF to 1,688 SF. First floor includes common break room, conference room and bathrooms on each floor. Elevator equipped, ample parking . Northwestern Medicine and Cary Grove Dental are anchor tenants.

Offered at a 8.9% cap rate based on in place income. Current owner has made \$394,000 of upgrades in the last three years.

Located next to the Cary Post Office overlooking Jaycee Park pond with Electric monument signage. Seller is a licensed real estate broker.

Contact Broker for Rent Roll and Operating Statement.

Specifications

Building Size:	18,434 SF
Year Built:	1998
HVAC System:	GFA / Central Air
Electrical:	200 amp
Elevator:	Yes
Washrooms:	4 Common 1 Private
Ceiling Height:	9 ft
Parking:	92
Sewer/Water:	City
Zoning:	B2
Taxes:	\$31,261.00 (2023)
NOI & CAP Rate:	\$160,773 / 8.9% CAP
PIN #:	19-12-301-040

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SECOND FLOOR



FIRST FLOOR

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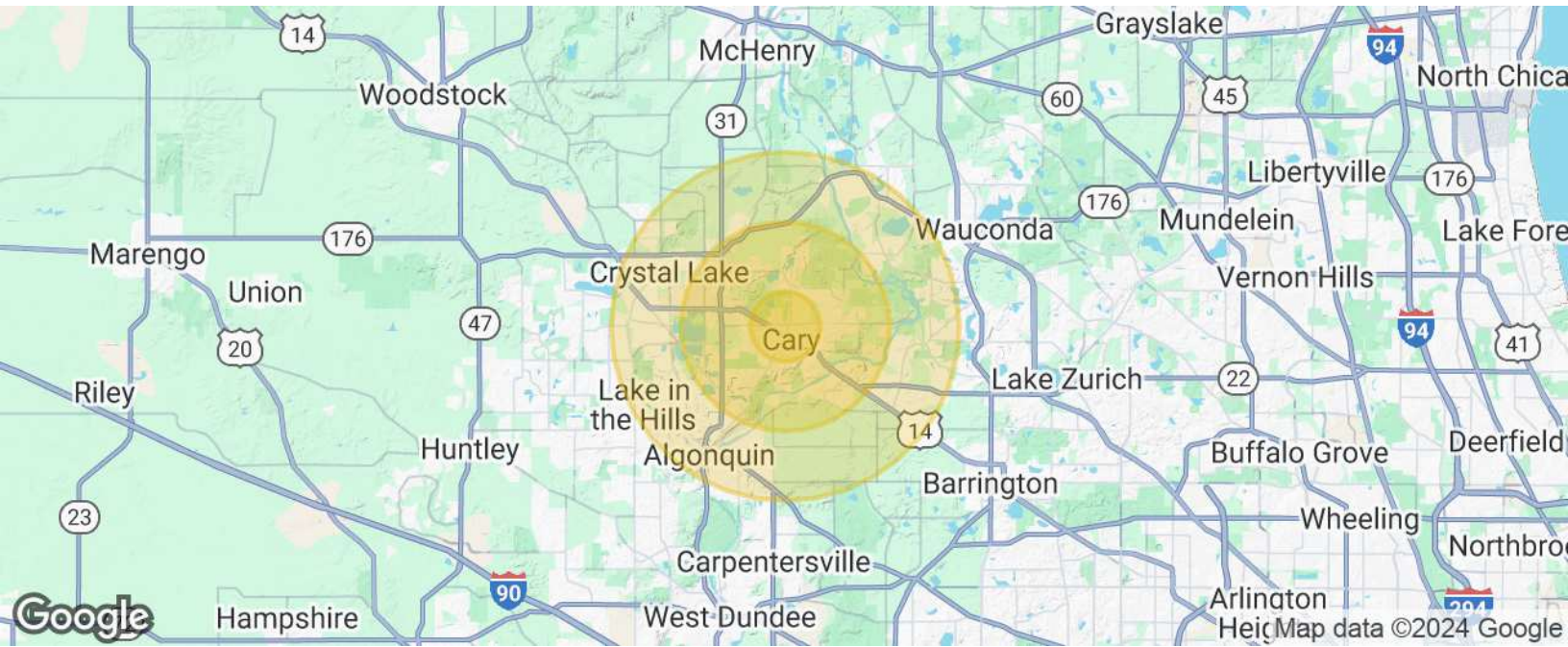
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,690	39,285	105,477
Average Age	40	41	42
Average Age (Male)	39	40	41
Average Age (Female)	42	42	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,149	14,501	39,764
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$121,940	\$137,928	\$133,037
Average House Value	\$290,518	\$339,915	\$351,646

Demographics data derived from AlphaMap

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