



**BROWN**  
COMMERCIAL GROUP, INC.

# 14,000 SF

## Investment or User/Investor Property For Sale

**150 ELIZABETH DR., ARLINGTON HEIGHTS, IL 60005**

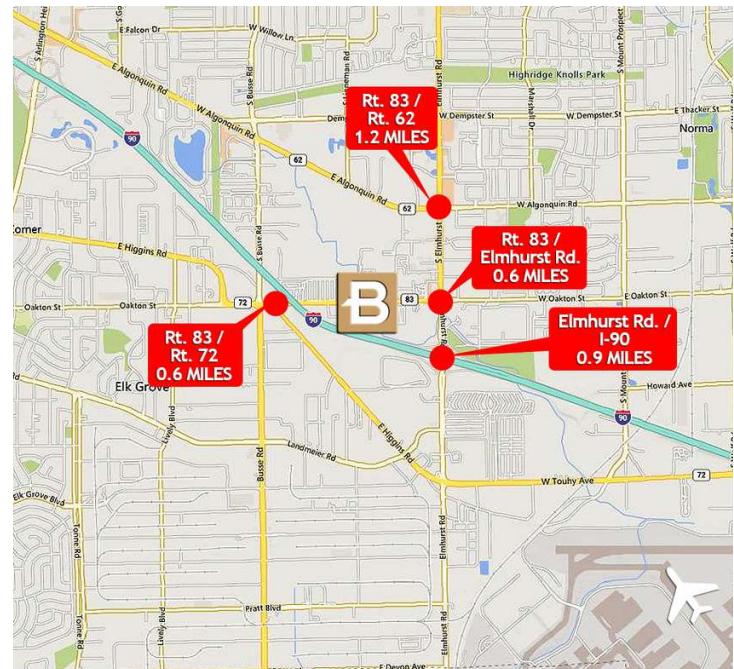


### LOCATION DESCRIPTION

Multi unit building with rental income in place. Building recently updated with upgraded plumbing, upgraded electrical, and new roof. Fantastic location with easy access to Rt. 72, Rt. 83, and full I-90 interchange at Elmhurst Road.

### PROPERTY OVERVIEW

- 14,000 SF Multi-Tenant Industrial Property
- 7 Units
- 10' Clear Height
- I1 Zoning
- 200-600 Amp, 240 Volt Power
- Triple Basin Floor Drains
- Sale Price: Subject To Offer



**MASON HEZNER**

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**CANDACE SCURTO**

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1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

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No warranties or representations are made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice.



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UNIT	SF	GROSS RENT	LEASE END	\$/SF
2420 Hamilton, Unit A*	2,654	\$ 3,000.00	10/31/2026	\$ 13.56
2420 Hamilton, Unit B	1,862	\$ 4,200.00	10/31/2028	\$ 27.07
2424 Hamilton Dr.	1,564	\$ 3,250.00	10/31/2028	\$ 24.94
120 Elizabeth Dr.	2,340	\$ 2,550.00	10/31/2028	\$ 13.08
150 Elizabeth Dr., Unit A*	1,566	\$ 1,696.50	estimate	\$ 13.00
150 Elizabeth Dr., Unit B	1,857	\$ 3,714.00	estimate	\$ 24.00
150 Elizabeth Dr., Unit C	2,157	\$ 2,700.00	10/31/2028	\$ 15.02
	<b>14,000</b>	<b>\$ 21,110.50</b>		

**EXPENSES**

R/E Taxes (2023)	\$ 43,962.31	X 12	\$ 21,110.50
Insurance	\$ 9,000.00		<b>\$ 253,326.00 Gross Annual Income</b>
Utilities/Operating Expenses	\$ 21,600.00		<b>\$ 178,763.69 Net Annual Income</b>
	<b>\$ 74,562.31</b>		

\*Unit is Office Only

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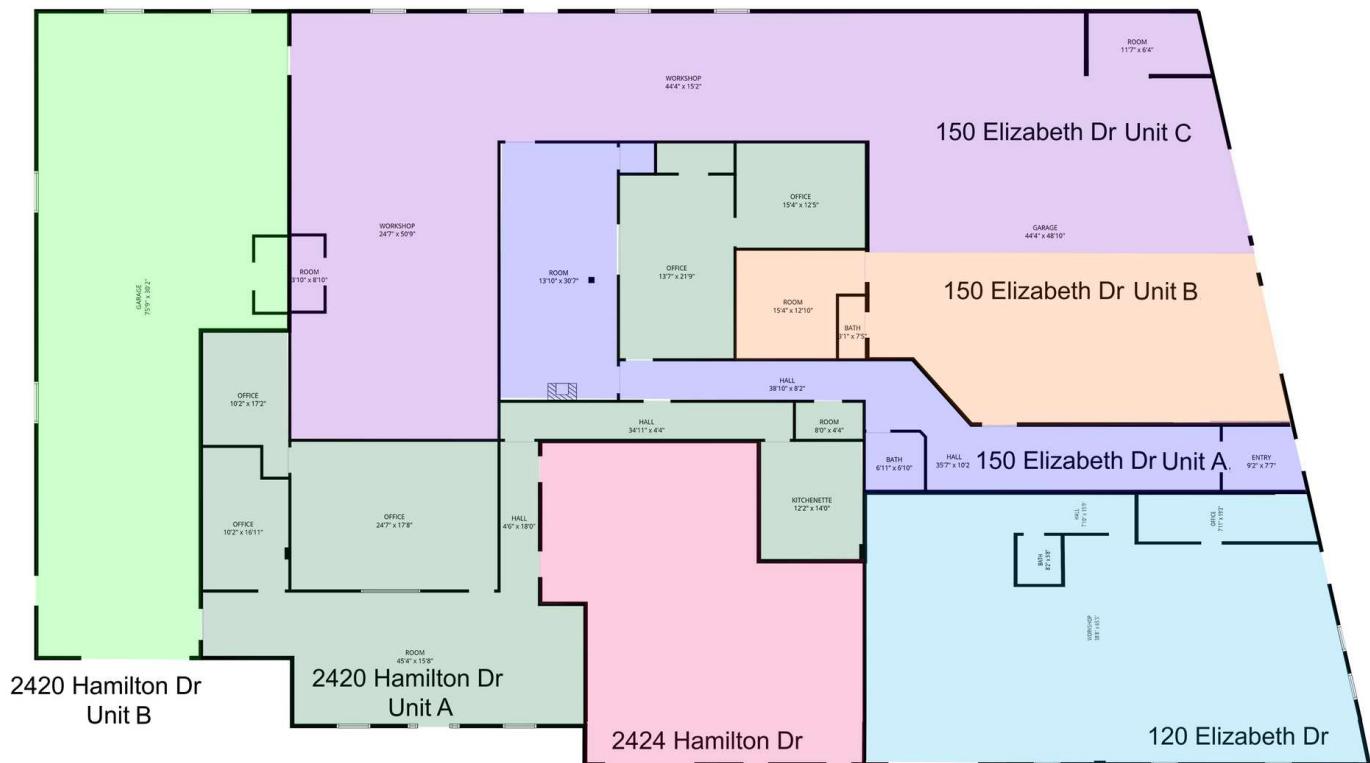
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