

- + INVESTOR OR OWNER-USER OPPORTUNITY
- + TWO-STORY, MULTI-TENANT OFFICE BUILDING
- + 100% OCCUPIED

12,400 SF Office Building For Sale



Sale Details

ASKING PRICE	\$1,200,000 (\$96.77/SF)
BUILDING SIZE	12,400 SF
PERCENTAGE LEASED	100%
NOI (PROJECTED)	\$112,980.78
TAXES (2023 PAYABLE IN 2024)	\$24,598.74 (\$1.98/SF)
OPEX (PROJECTED)	\$37,200.00 (\$3.00/SF)

Built in 1980, this two-story office building consists of 12,400 SF on 0.81 acres that is 100% leased to two tenants. The property presents a unique opportunity for an investor to own a cash flowing asset with frontage on Grand Avenue or a user the possibility to occupy a space if willing to vacate a tenant. The building has great access to Route 83 and York Road via Grand Avenue with a plethora of dining options.

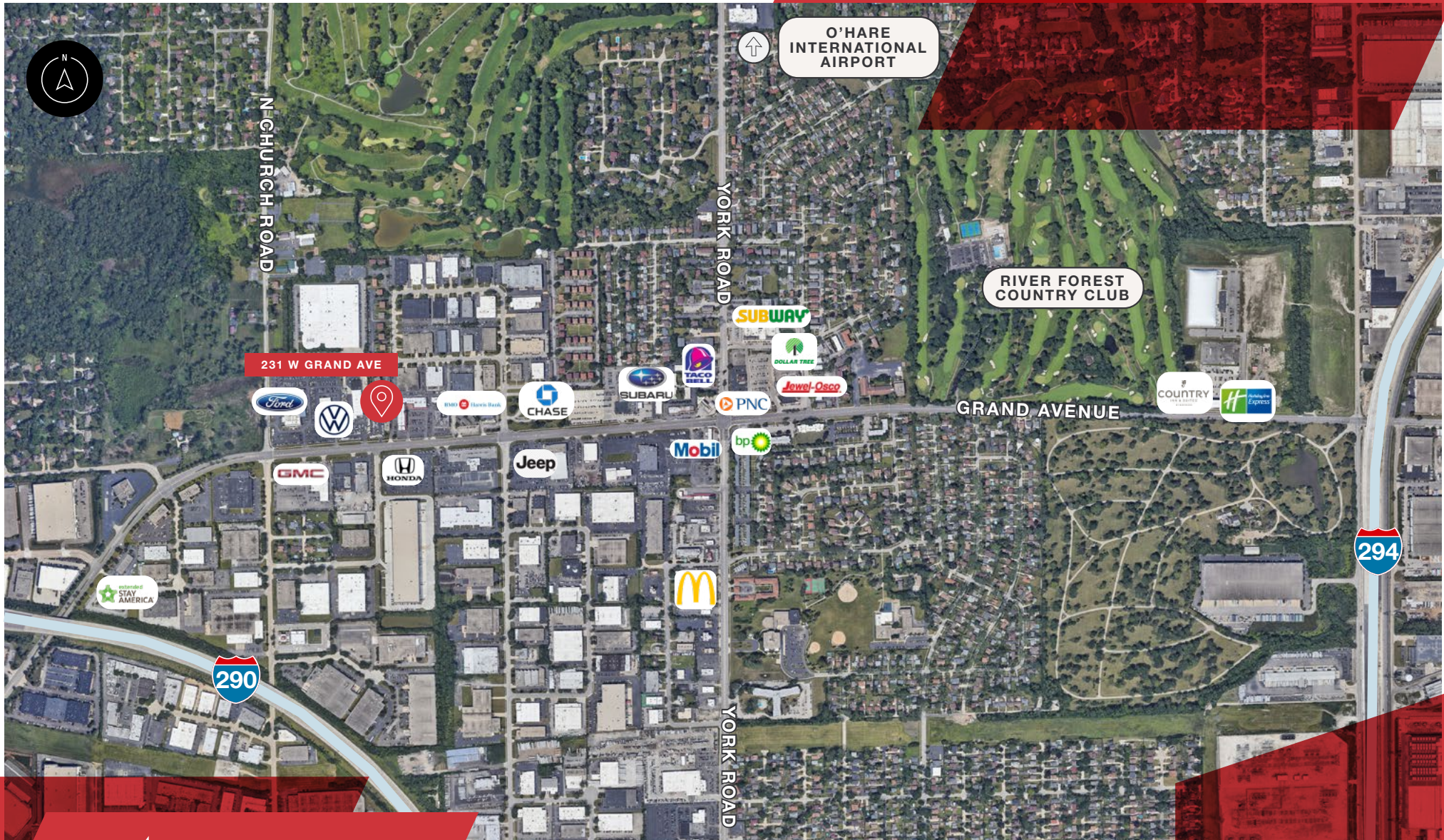


Investment Highlights

- Investor or owner/user opportunity
- 100% occupancy
- Site 0.81 acres
- DuPage County taxes
- Prime location with access to Route 83 via Grand Avenue
- Median household income of \$80,814

Property Overview

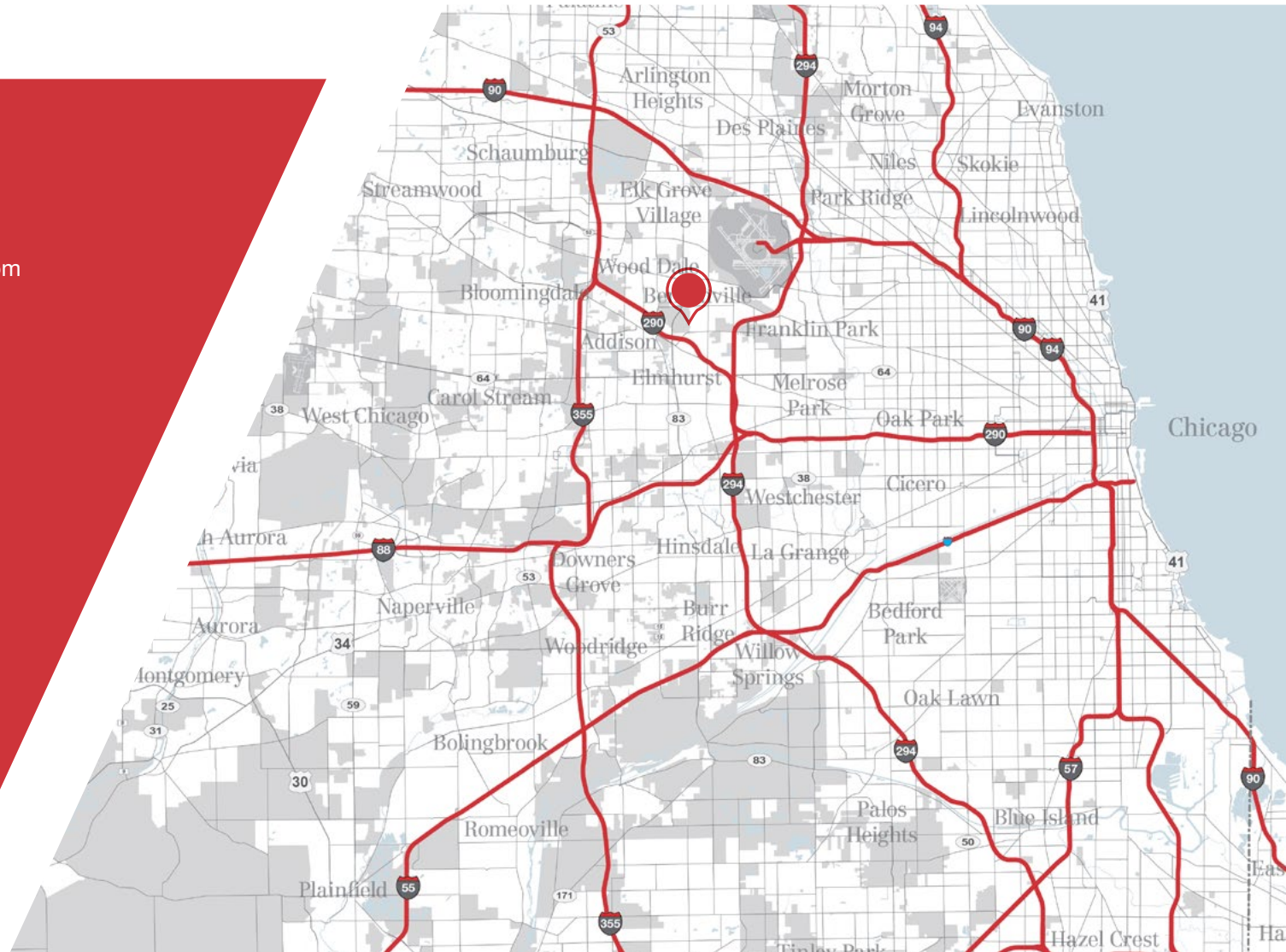
- Two-story, multi-tenant property
- Frontage on Grand Avenue
- Great access to Route 83 and York Road
- 0.81 Acre Site



12,400 SF Office Building For Sale

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