

**SALE**  
**1292 Humbracht Circle**  
**Unit E**

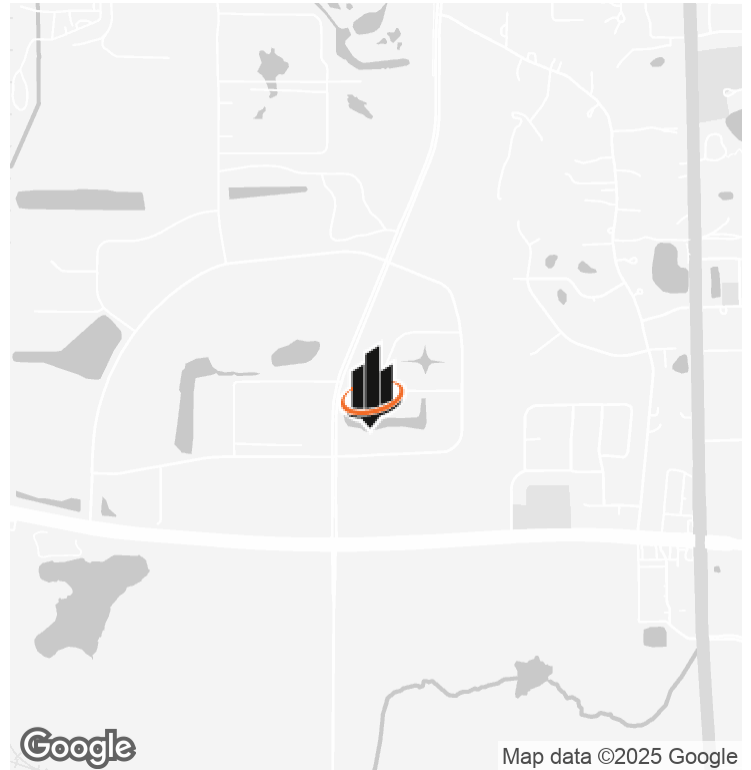
**1292 HUMBRACHT CIRCLE UNIT E**  
Bartlett, IL 60103

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**PRESENTED BY:**

**BRIAN LINDGREN**  
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# PROPERTY SUMMARY: 1292 HUMBRACHT CIRCLE UNIT E BARTLETT IL



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$324,000
<b>BUILDING SIZE:</b>	2,235 SF
<b>OFFICE:</b>	250 SF
<b>CEILING HEIGHT:</b>	16' clear
<b>LOADING:</b>	(1) 12x'14' drive-in door
<b>POWER:</b>	200 amps
<b>REAL ESTATE TAXES:</b>	\$6,547 ('23 payable '24)
<b>CONDO DUES:</b>	\$315/month
<b>PARK DUES:</b>	\$360/quarter
<b>REAL ESTATE TAXES:</b>	\$6,547/year

## PROPERTY DESCRIPTION

Great industrial condo in highly sought after Brewster Creek Business Park. 1 office and 1 restroom. Large drive-in door. Ample parking. Fresh paint and carpet. New LED lighting with motion sensors. DuPage County taxes.

## PROPERTY HIGHLIGHTS

- Large drive-in door
- Ample parking
- DuPage County taxes

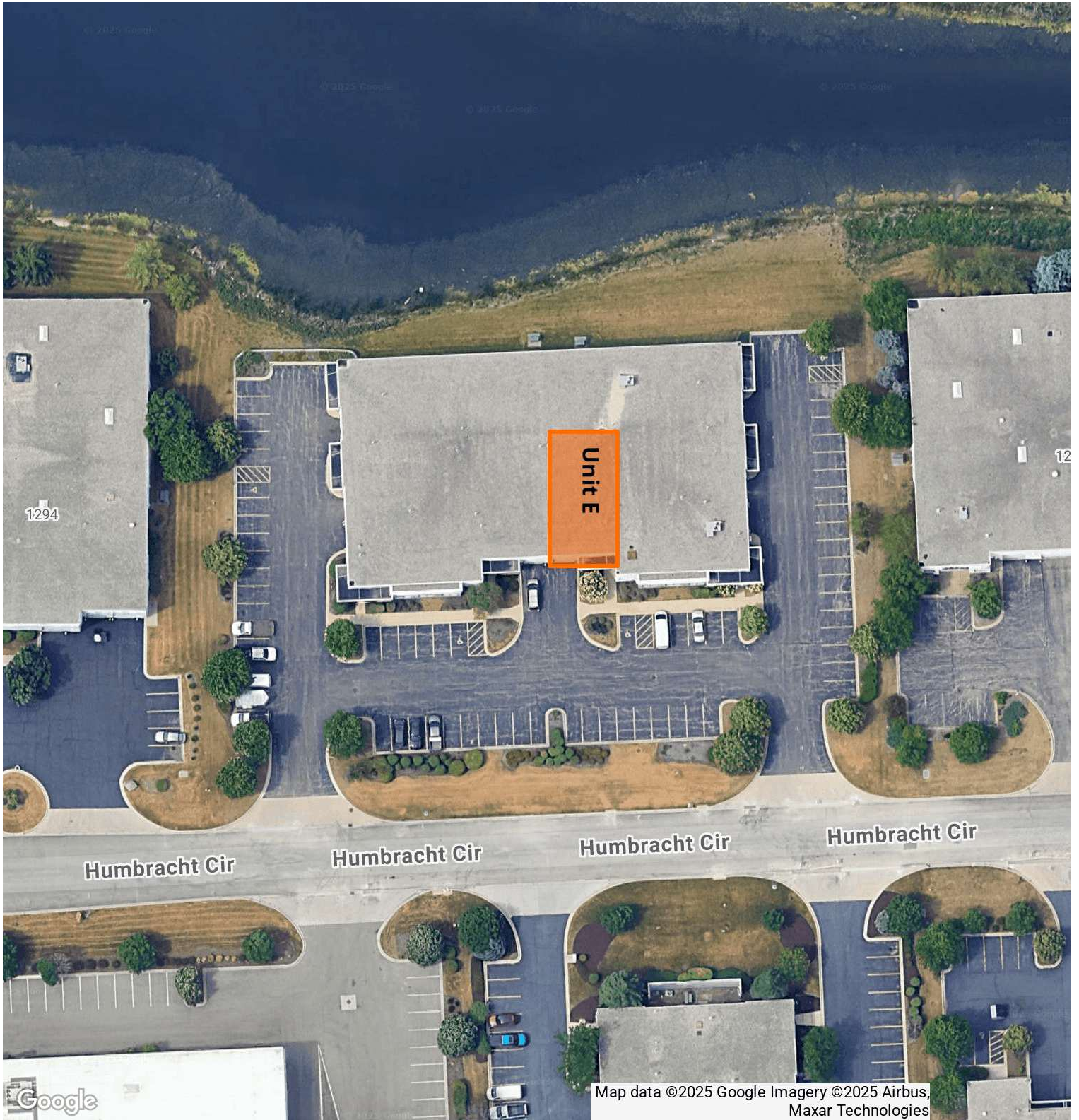
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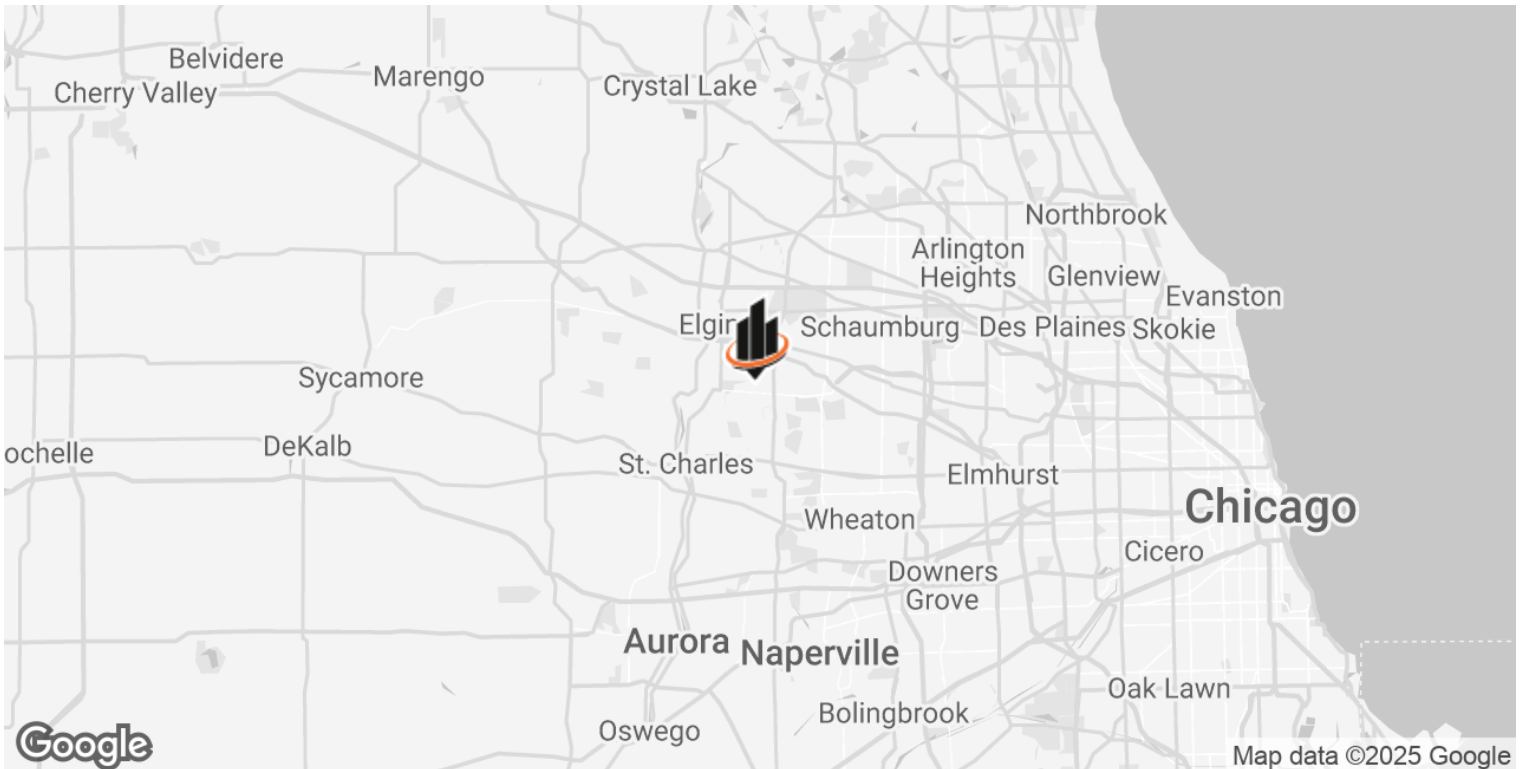
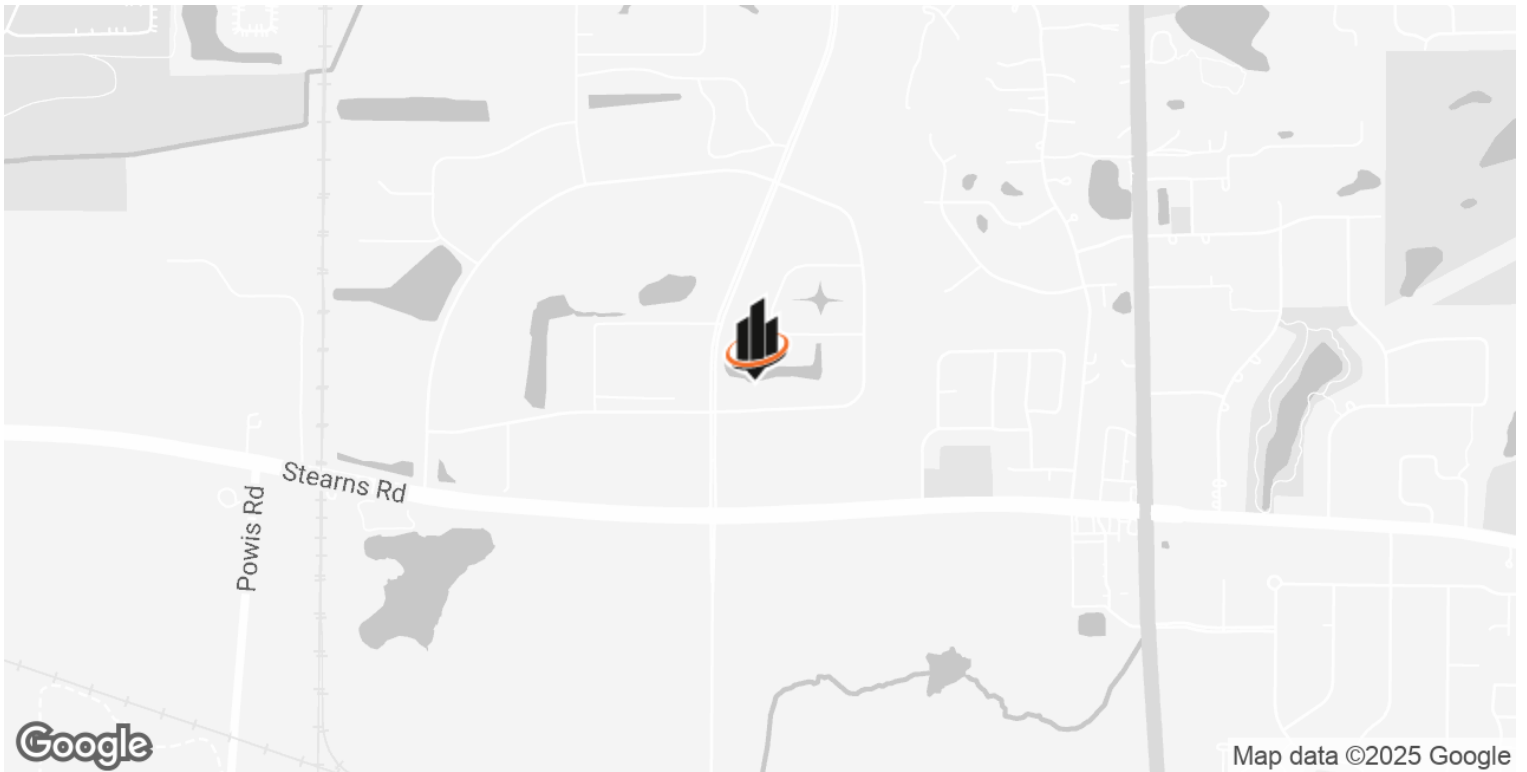


# AERIAL



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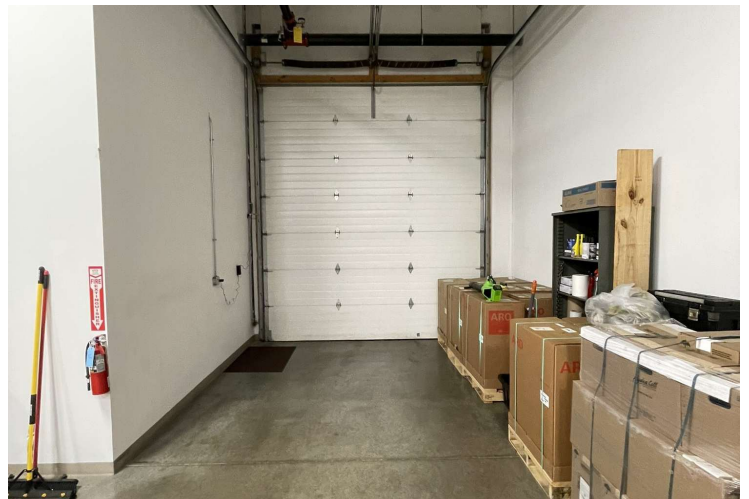
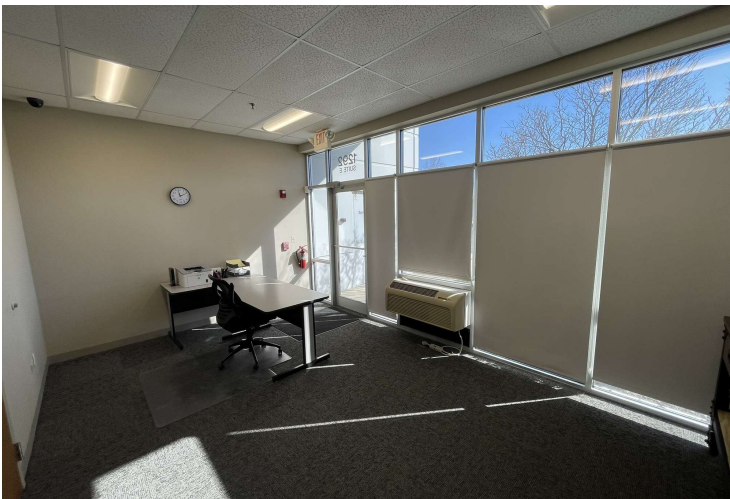
## LOCATION MAPS



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## ADDITIONAL PHOTOS



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