

MAJOR PRICE REDUCTION
SINGLE TENANT NET LEASED
INVESTMENT CONDO PROPERTY
FOR SALE

SEQUOIA
REALTY GROUP
Brokerage • Management • Consulting

816/820 W. Bartlett Rd, Bartlett 60103



Derick Dermatology

Fee Simple Interest

100% Occupied

Leased Through 7/31/2029

Two 5 Year Renewal Options

3% Annual Rent Increases

NNN Lease

AVAILABLE

7,040 SF

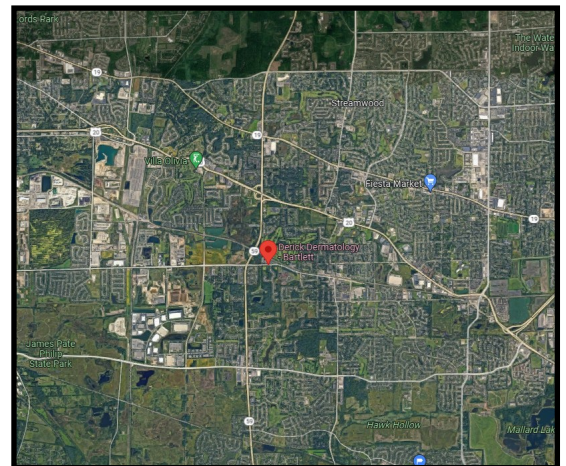
PRICING

Sale Price: ~~\$1,715,000~~

New Price: \$1,605,000

Current NOI: \$120,245

Caprate: ~~7%~~ **7.5%**



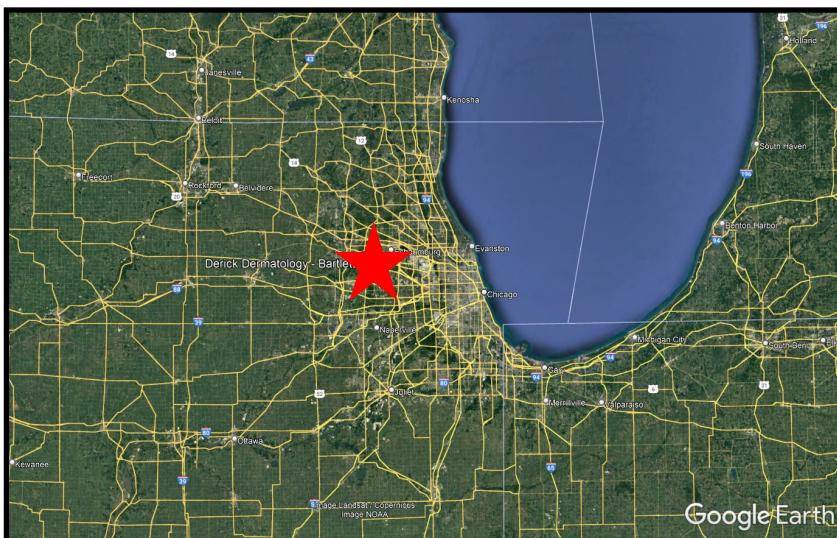
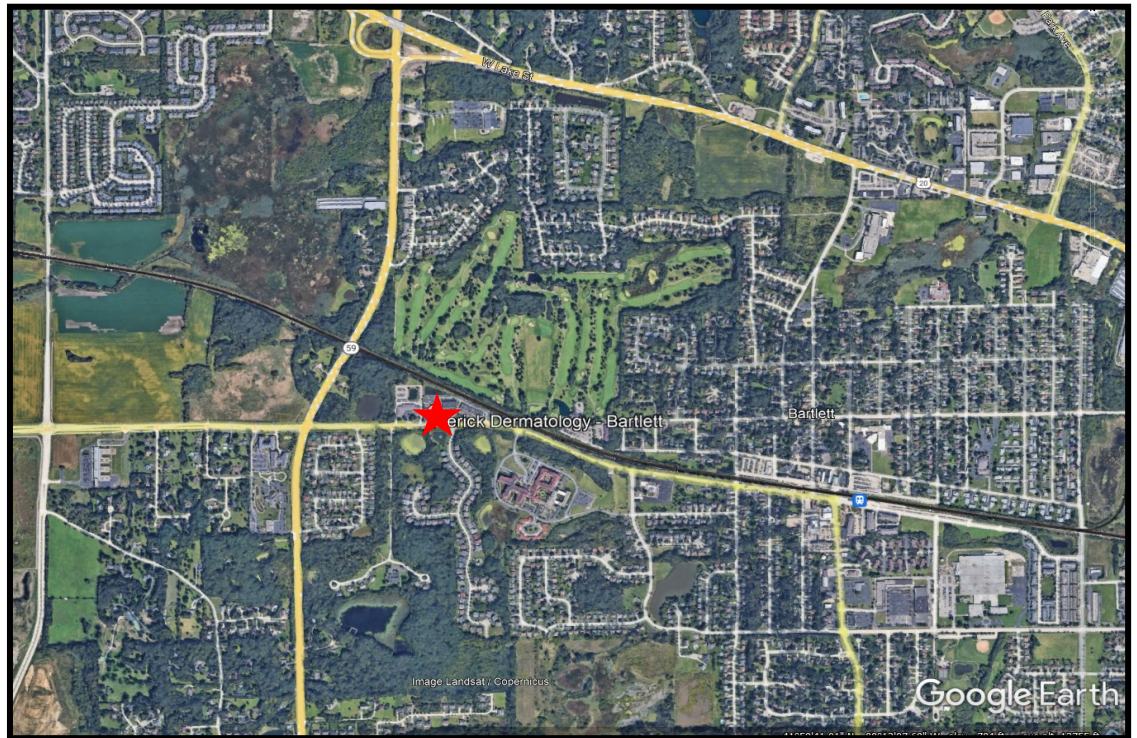
For More Information:
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(630) 424-8902 x107
mlevy@sequoiarg.com
www.sequoiarg.com

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Derick Dermatology is a leading authority in medical, surgical and cosmetic dermatological services with 18 stunning Chicagoland dermatology locations. Our dedicated dermatologists offer exceptional dermatological services for both adult and pediatric patients.

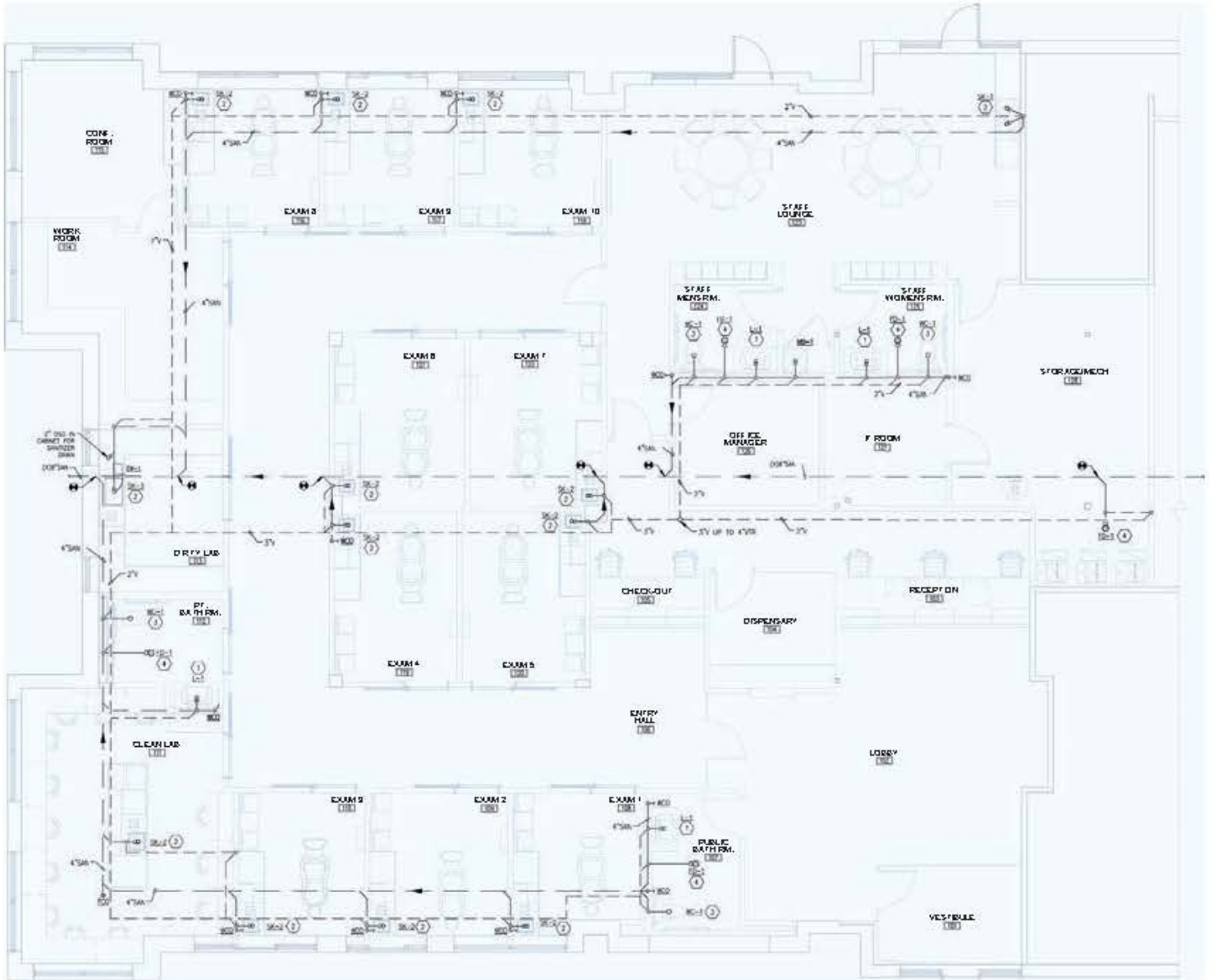


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