

BUILDING FOR SALE

1041 Bonaventure Drive, Elk Grove Village, Illinois

OWNER/INVESTOR OPPORTUNITY



SPECIFICATIONS

BUILDING SIZE: 5,704 SF

AVAILABLE FOR LEASE OR OWNER OCCUPY: 3,000 SF

UNITS: 3 (Separately Metered)

LAND AREA: .58 Acres

YEAR BUILT: 1990 / Refurbished in 2017 & 2019 PARKING:

30 Spaces (5.25 per 1,000 SF)

ZONING: B-3

CLASS: B

LISTED AT: \$999,000

- Rare Free-Standing Office Building
- Great User/Investor Facility
- Roof Replaced in 2017
- Multiple HVAC Units Replaced in 2017
- Excellent Interstate Access To I-290 & I-390
- Tenant Income In Place



Contact:

Rosanna DeFrenza

847-529-8311

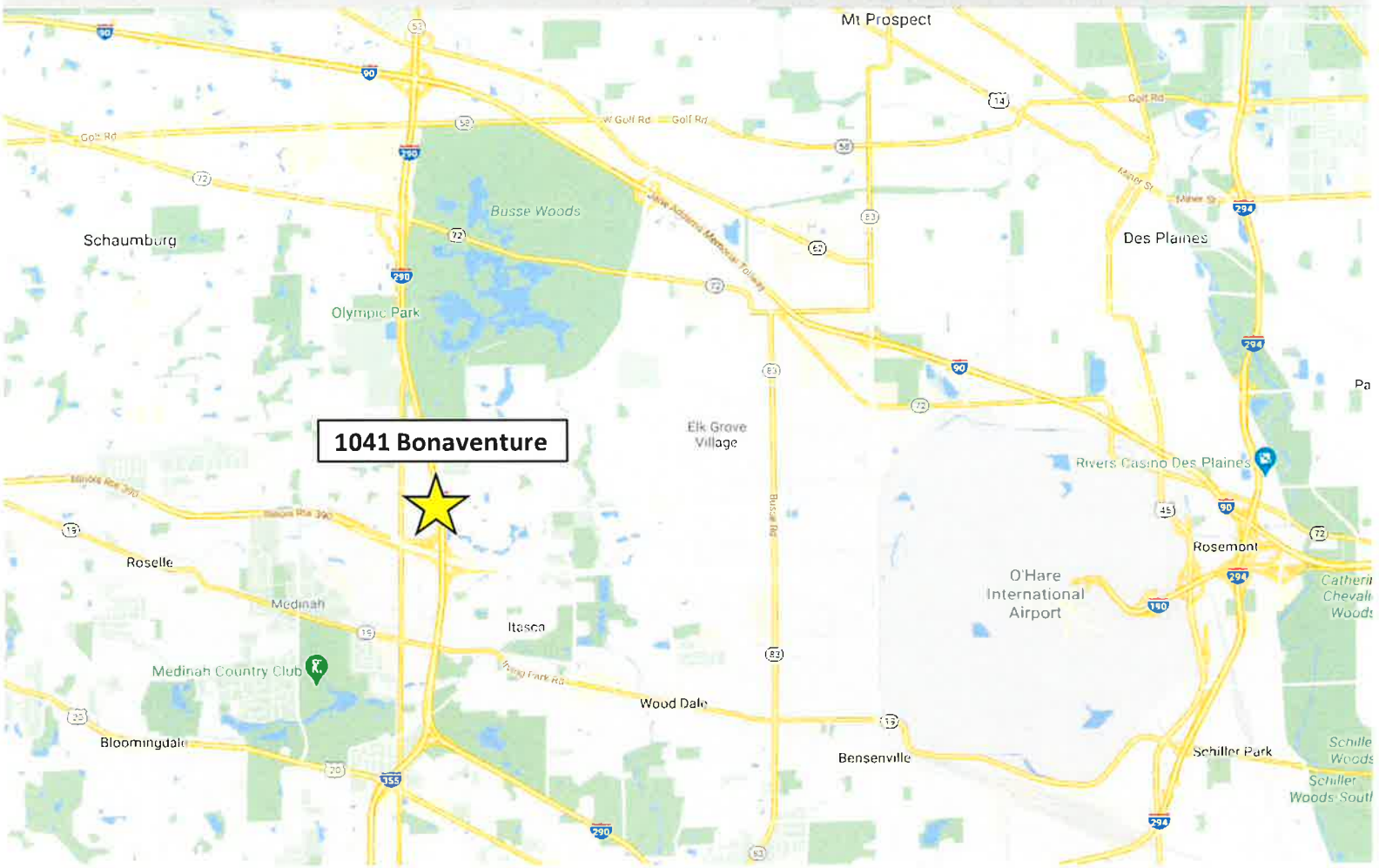
rosannadefrenza@gmail.com

1010 Rohlwing Road, Elk Grove Village, Illinois

**BERKSHIRE
HATHAWAY**
HOMESERVICES

AMERICAN HERITAGE
REAL ESTATE

1041 Bonaventure Drive, Elk Grove Village, Illinois



LOCATION

- I-290 Exposure (141,000 Cars Per Day)
- Desirable O'Hare Location
- Direct Access To I-290 & I-390
- Walking Distance to Restaurants, Retail, and Entertainment

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1041 Improvements

- Full demolition of unit
- Replaced all flooring throughout with plank laminate & new carpet in offices/workstation area
- Ceiling tiles - all new throughout
- HVAC air duct system replacement/repairs
- Electrical /Data updates throughout
- New LED lighting/fixtures throughout
- Plumbing updates
- Fire alarm system(For all units covering the entire building)
- Paint throughout including walls, doors, and floor casings/ baseboards.
- Insulation updates
- Full new kitchen installation - Cabinets countertops (Sink, dishwasher, refrigerator-all new)
- Full remodel of all three restrooms - Sinks, toilets, lighting, ADA Accessible.

1031 Improvements

- New Laminate flooring throughout
- New paint throughout
- New LED Lighting throughout

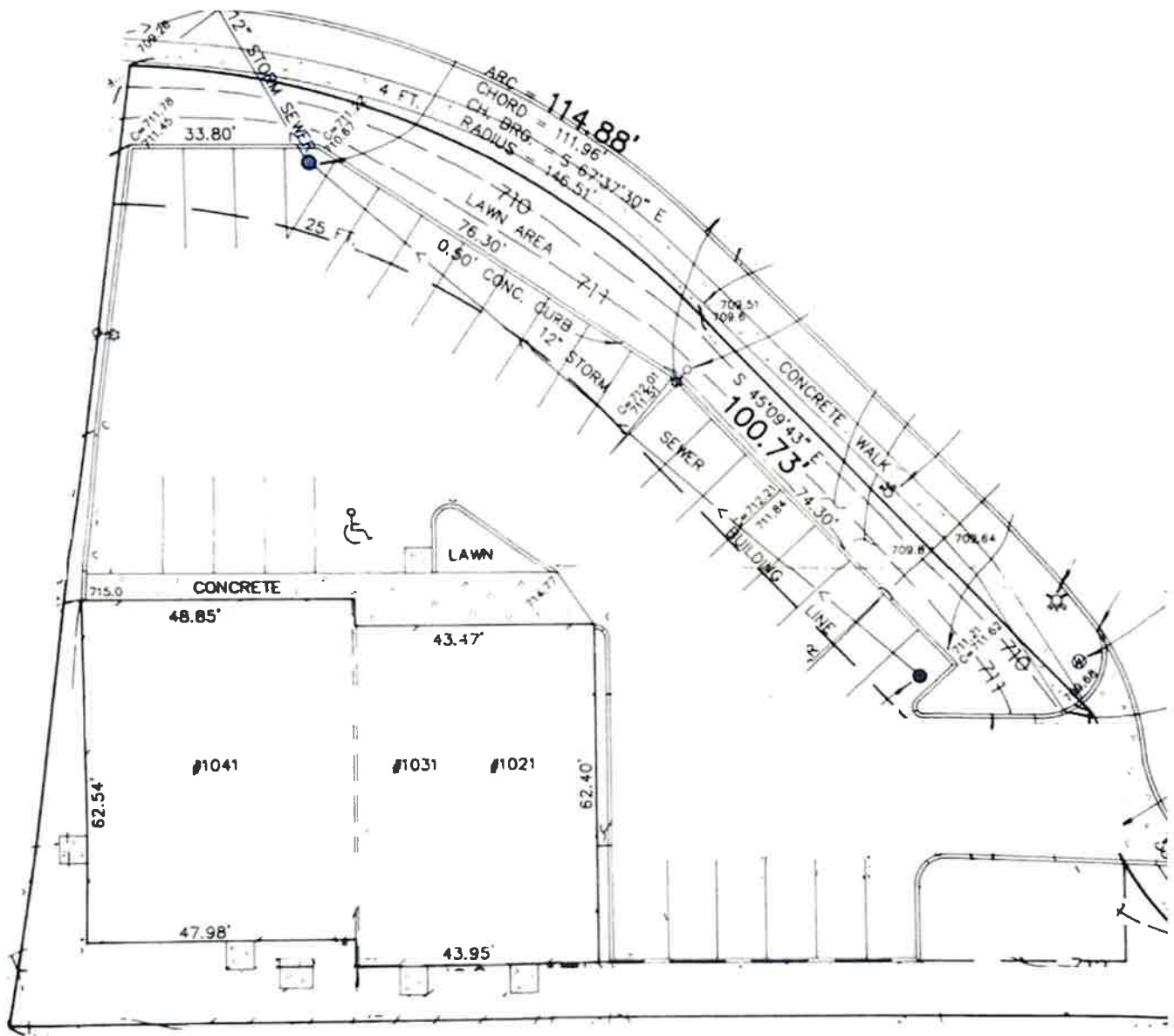
1021 Improvements

- Demolition of walls, carpet
- New laminate flooring throughout
- New Paint throughout (walls, doors, baseboards)
- New LED Lighting throughout

Exterior Improvements

- Parking lot repaired and resurfaced
- Fence installed along western exterior of the property
- Doors and window trimmed freshly painted
- Demolition of walls, carpet, floors, paint , LED lighting
- 3 Full bathrooms remodeled
- Full Kitchen installation
- Updates to plumbing, fire alarm system, electrical
- HVAC air ducts replaced
- New LED lighting throughout

Plat of Survey



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