FOR SALE
Mixed Use Income Building-Downtown Westmont IL
13 W. Quincy St.

Recently updated mixed use building in downtown Westmont in central business district across from train station. Desirable location near restaurants, shopping and Quincy Station 94 luxury apartments. Rear on site parking.

Two apartments plus first floor retailer with all new buildout.

ASKING PRICE: Contact Mark Butler

EXPENSES:

R.E. Taxes: 10,657

Ins: 3,460

Water/Sewer: 720

Scavenger: 1,320

Total Exp: 16,157

Gross Inc: 45,600

Net Inc: 29,443

Mark Butler
MANAGING BROKER

(630) 707-3774
mark@markbutlerproperties.net
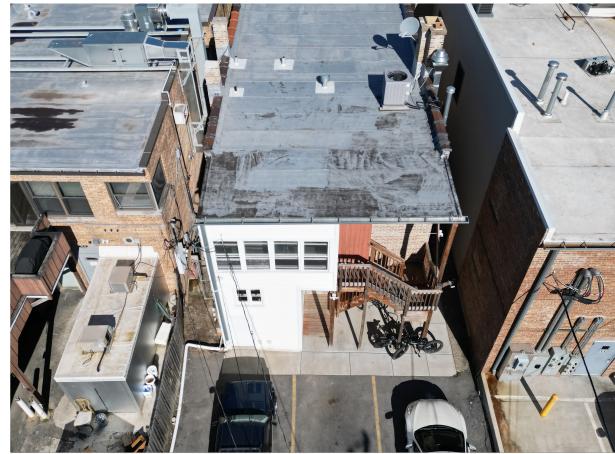947 Maple Ave., Downers Grove, IL 60515
markbutlerproperties.net

MARK BUTLER
P R O P E R T I E S
distinguished service since 1984

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SUITE	LEASE EXP.	MONTHLY RENT	ANNUAL RENT
Pop Culture Collecttibles	9/01/28	2,500 Gross	30,000
Apt 2F Updated Unit	Mo. to Mo.	1,300	15,600
Apt 2R	Vacant (For Lease $1,700 Mo.)		
TOTALS:		**3,800**	**45,600**

PROPERTY DESCRIPTION

- Bld. SF: 3,680 plus lower level.
- 2-2 Bedroom/1Bth Apts.
- Roof 2018
- On site parking for 3 cars-(6 tandem.)
- New Parking lot
- New exterior rear & side staircases.
- Building is fully sprinklered.
- Unfinished Lower Level.

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