

MEDICAL/GENERAL OFFICE BUILDING FOR SALE



Brokerage • Management • Consulting

3510 Hobson Road Woodridge, IL 60517



Fully Improved Medical and General Office Building

10,433 Square Foot Building
on 1.2 Acres

Great Location

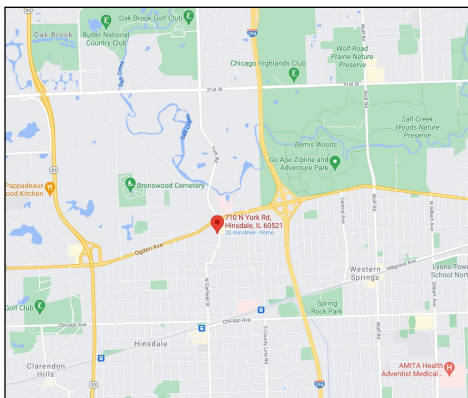
Hobson Road just West of
Route 53

Plenty of off-street parking

SALES PRICE

\$1,050,000.00 (\$100/sf)

- 8.4% Cap rate
- 2024 NOI: \$88,256
- 95% Occupied with long term tenants



For More Information:
Mark Levy
President/Managing Broker
(630) 424-8902 x107
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PROPERTY SUMMARY

FULLY IMPROVED MEDICAL AND GENERAL OFFICE BUILDING

3510 Hobson Road
Woodridge, IL 60521

Tenant: Multi Tenant

Size: 10,443 SF

Space Vacant: 604 SF

Annual Rental Income: \$200,357 (2024)

Total Annual Expense: \$ 112,101

NOI: \$88,256

Cap Rate: 8.4%

Pin: 08-23-300-007 DuPage County

Property Lot Size: 1.2 Acres

Parking Ration: 4.67/1000

Occupancy: 95%

Real Estate Taxes: \$34,269

Use: Medical and General Office

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