



BROWN
COMMERCIAL GROUP, INC.

5,180 SF Office Building For Sale

1125 N. PROSPECT, ITASCA, IL 60143

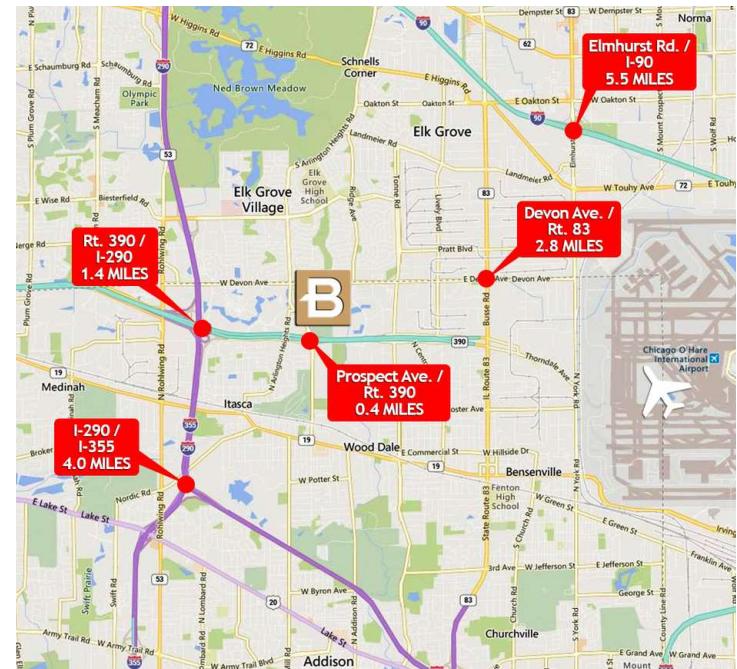


LOCATION DESCRIPTION

Great business park location situated between I-290 and Illinois Rte. 390 Tollway.

CUSTOM HEADER

- 5,180 SF High Image Office Building
- 6 Private Offices
- Kitchen / Break Room (18' x 22')
- Training Room (31' x 40')
- General Office: Currently configured with 12 Cubicles
- 2 Restrooms
- Fantastic aesthetics with incredible window-lines and golf course views!
- Association fees include all exterior maintenance including landscaping, snow removal, sealcoating, trash removal and more!
- HOA Fees: \$1,044/Month
- Taxes: \$21,202 (2024)
- Sale Price: \$1,269,000



MATT HANSON

847.758.9200 x309

MHANSON@BROWNCOMMERCIAL.COM

MIKE ANTONELLI, SIOR

847.758.9200 x307

MANTONELLI@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM

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1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

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No warranties or representations are made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice.

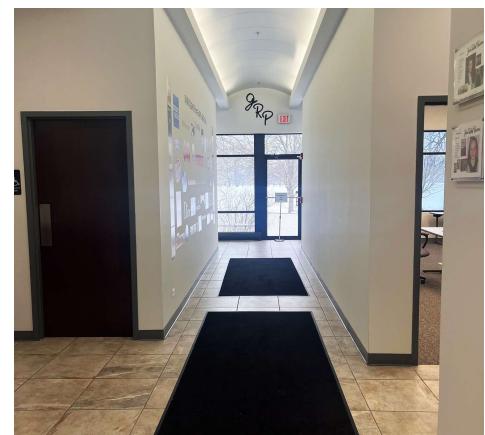
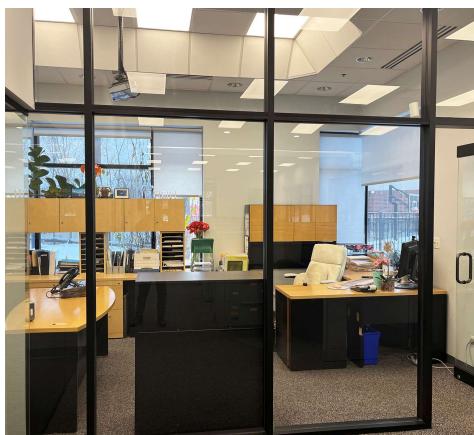


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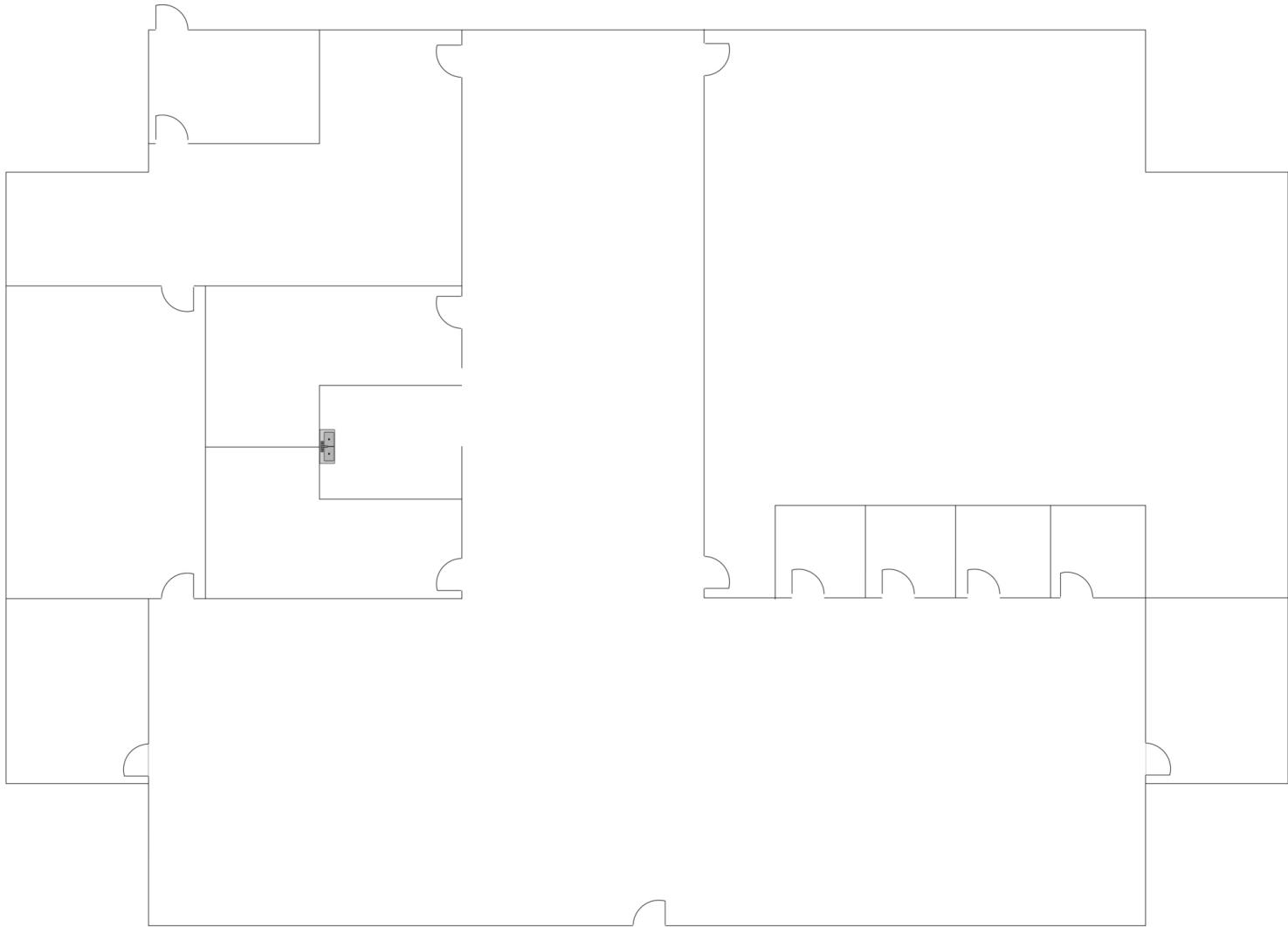


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FLOOR PLAN (FOR LAYOUT PURPOSES ONLY - NOT TO SCALE)

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