

**FOR SALE 5,330 SF**  
**Ideal for Investor/Owner/User**  
**with 2,085 sf Available\***



## 1623 Colonial Parkway Inverness, IL

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## Property Highlights

- **Total Building:** 5,330SF\*  
\*Owner can Occupy (2,085SF)
- **Sale Price:** \$425,000 (\$80/sf)
- **Interior Plan:** 3 Floors  
1<sup>st</sup> Floor – 2,085SF  
2<sup>nd</sup> Floor – 1,160SF (*leased*)  
Lower Level – 2,085SF (*leased*)
- **Finishes:** Office Space
- **Car Parking:** Ample Parking with 3 Reserved Building Parking Spaces
- **Year Built:** 1983
- **Zoning:** Business B2
- **Comments:**
  - Excellent Location across the street from Harper College facing Roselle Road.
  - Less than 2 miles to 4-way interchange at Roselle at I90
  - Less than 5 miles to Woodfield Mall
  - Overlooks Pond
  - Natural Gas Generator

# 1623 COLONIAL PARKWAY

## Property Photos:



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# 1623 COLONIAL PARKWAY

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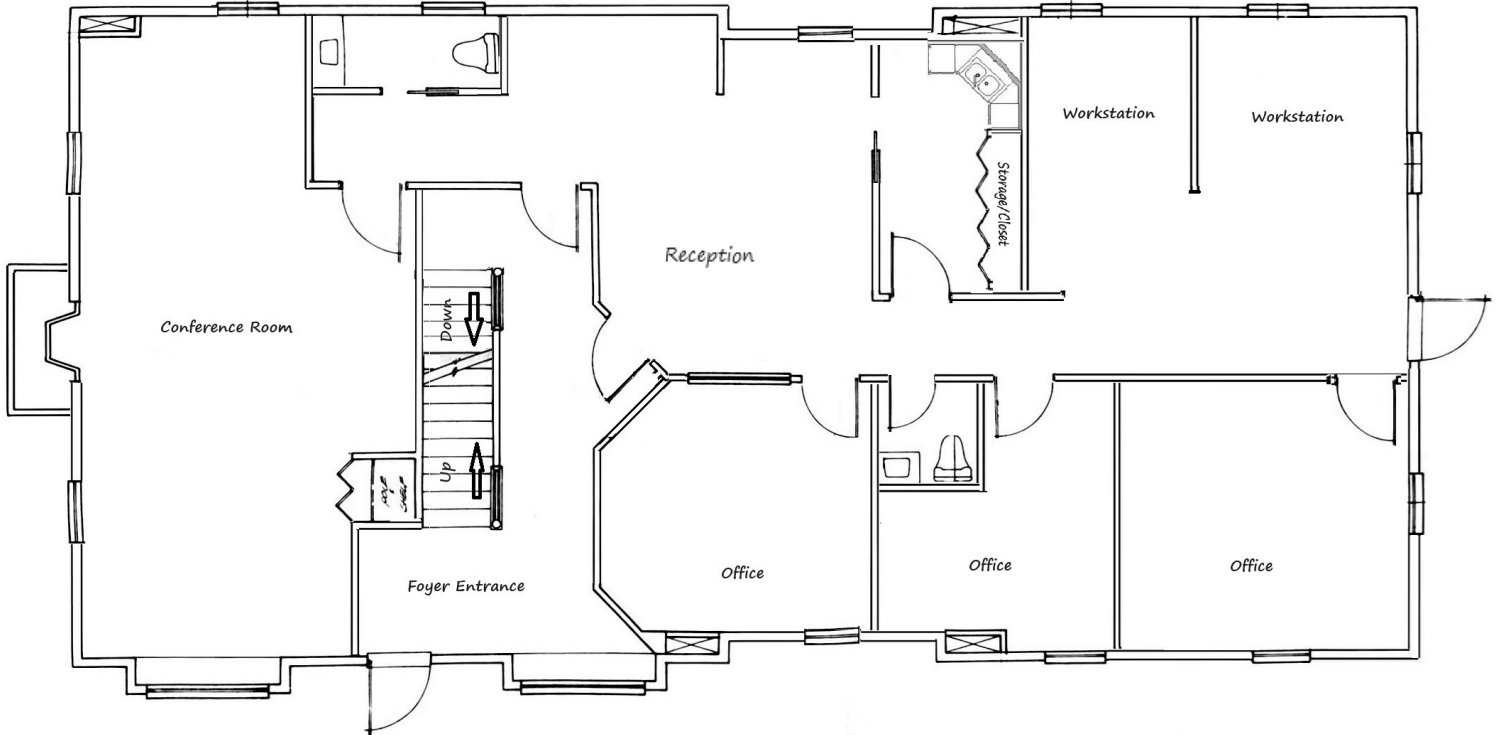
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## 1623 COLONIAL PARKWAY

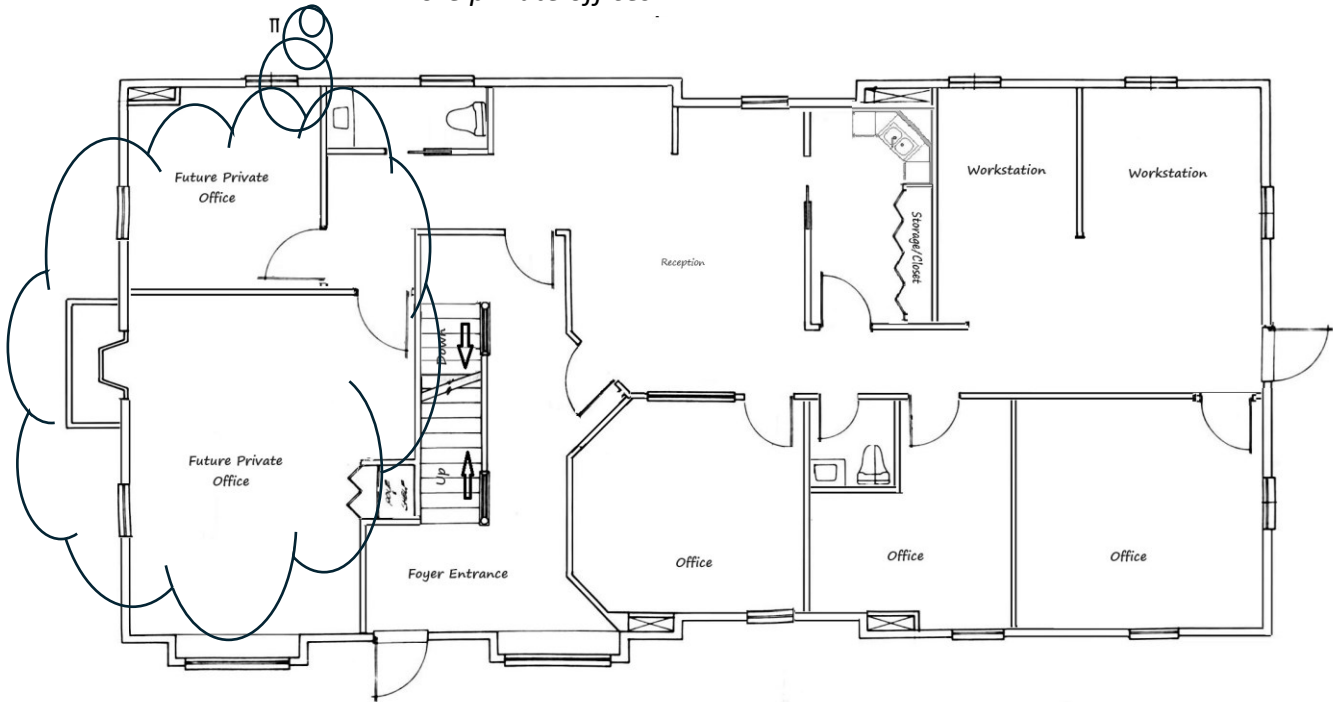
<b>Property Description:</b>	Professional 2 story office building with full finished lower level. The building Features several private offices, large executive conference room, 4 washrooms, Kitchenette and plenty of open office areas.  The 1 <sup>st</sup> Floor is currently occupied by the owner and will vacate upon sale.
<b>Size:</b>	+/- 5,330 square feet (on all 3 levels)
<b>Sale Price:</b>	\$425,000 (\$80/sf)
<b>Building Features:</b>	Direct pond view, Natural Gas Generator, Trex vinyl railings, long standing tenants
<b>Taxes:</b>	Property Tax PIN # 02-28-301-068-1005 (2022 Taxes \$24,253, 2021 Taxes \$20,000, 2020 Taxes \$19,609, 2019 Taxes \$17,460)
<b>Age:</b>	41 years
<b>Zoning:</b>	B-1
<b>Utilities:</b>	Individual Heating and Cooling units for 2 <sup>nd</sup> level and main and lower levels.
<b>Power:</b>	ComEd (200-amp service)
<b>Gas:</b>	Nicor
<b>Parking:</b>	3 Reserved and Common Parking surrounding the building (approx. 3/1,000)
<b>Condo Association:</b>	\$2.25/s.f. (\$997/month) <i>Includes:</i> Common Area Liability Insurance, Real Estate Tax Protesting, Exterior Building Maintenance and Repairs, Exterior Painting, Parking Lot Maintenance and Repairs, Sidewalk Maintenance and Repairs, All Exterior lighting (charges, repairs & maintenance), Landscaping and Snow Removal
<b>1<sup>st</sup> Floor/Main Level:</b>	<b>2,085sf - *Available for Buyer to Occupy:</b> 3 Private Offices, Closet Storage, Coffee/sink area, Open Work areas, Large executive conference room, Large Reception Area, side entrance for Handicap Access and 2 washrooms.
<b>Lower Level:</b>	<b>LEASED - 2,085sf</b> – 2 Private office Suites w/ kitchenette, washroom and utility room. Suite LLA features 2 Private Offices and a large open office area. Suite LLB features 2 private offices, and an open work area currently being used as lounge/conference room.
<b>2<sup>nd</sup> Floor:</b>	<b>LEASED - 1,060sf</b> – 2 Private Office Suites w/ common area, closet, and washroom. Suite 2A is a large single office with a fireplace. Suite 2B features 2 large private Offices, and Large Open Office/Reception Area



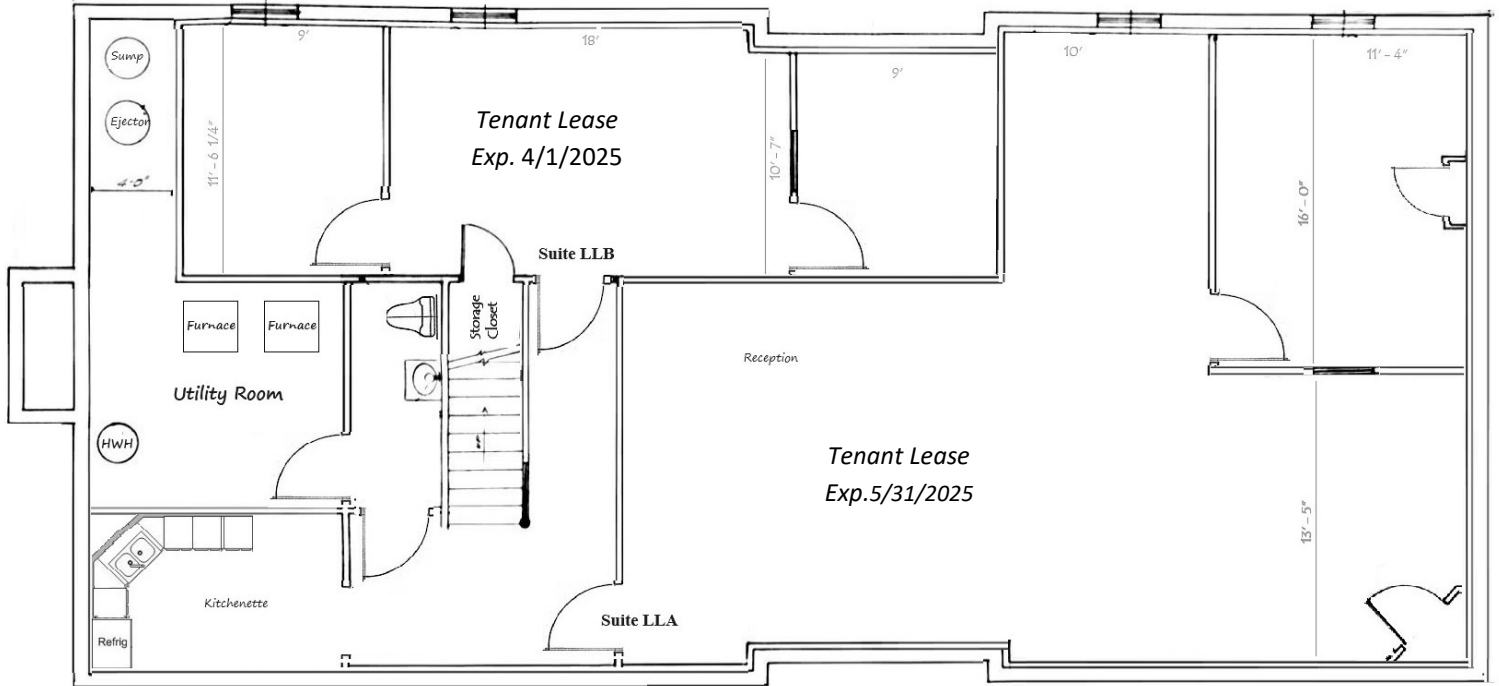
Main/1st Floor Level  
2,085sf – Vacant at Closing



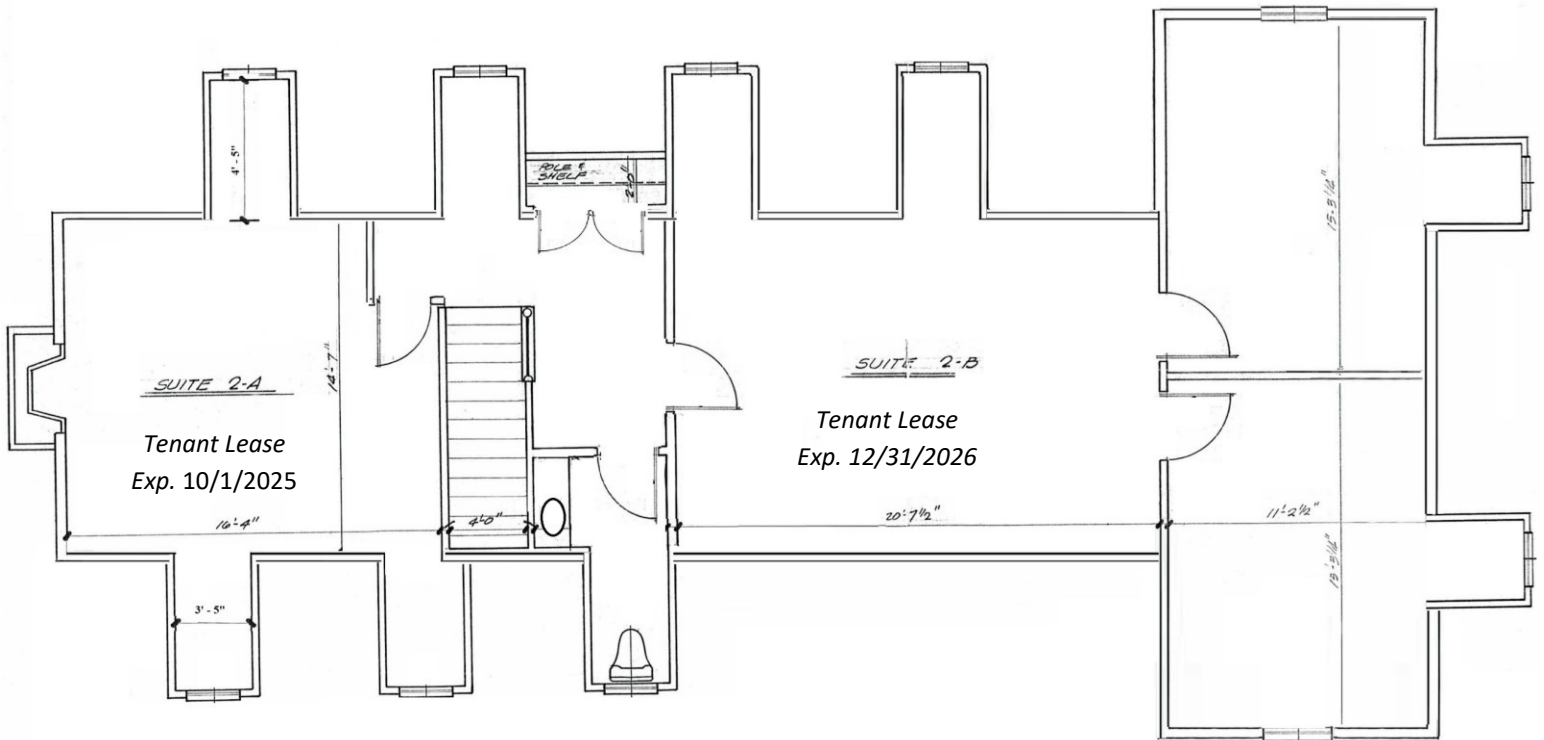
*Alternate Floor Plan adding  
2 more private offices*



Lower Level  
2,085sf

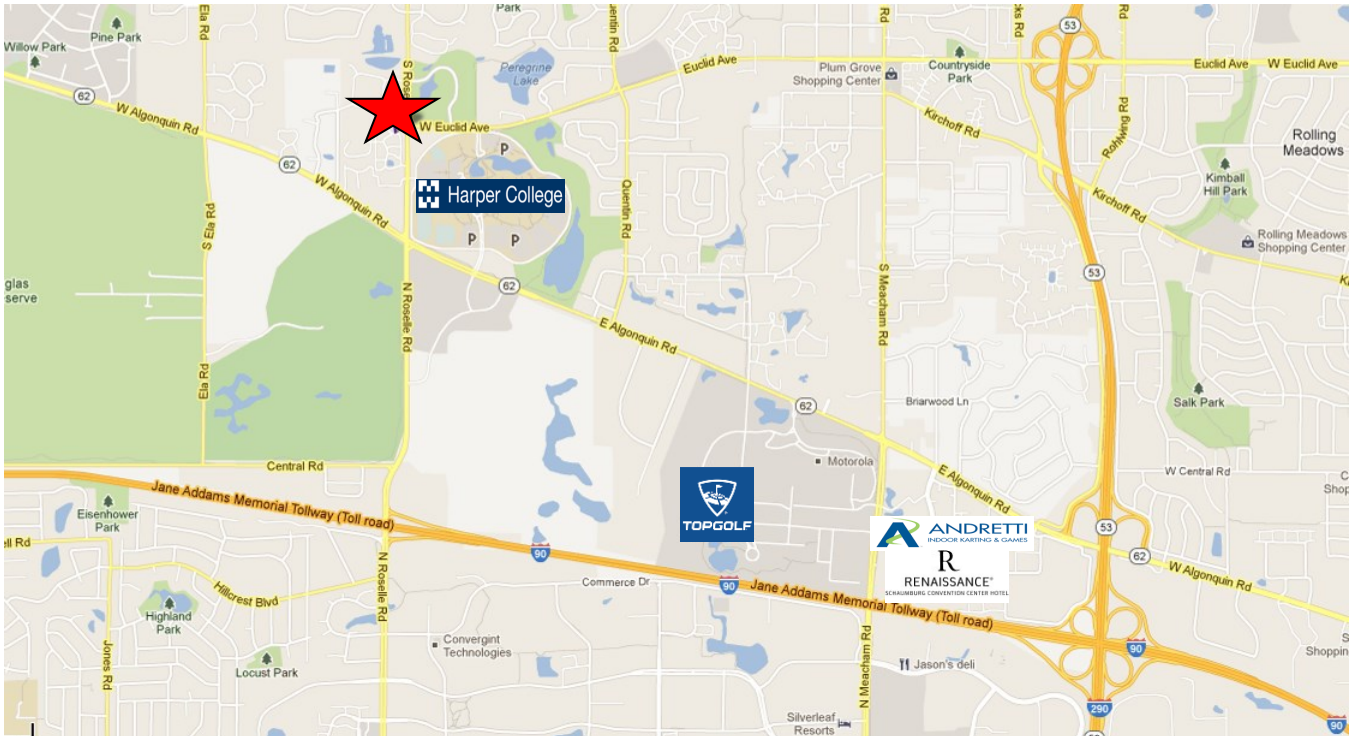
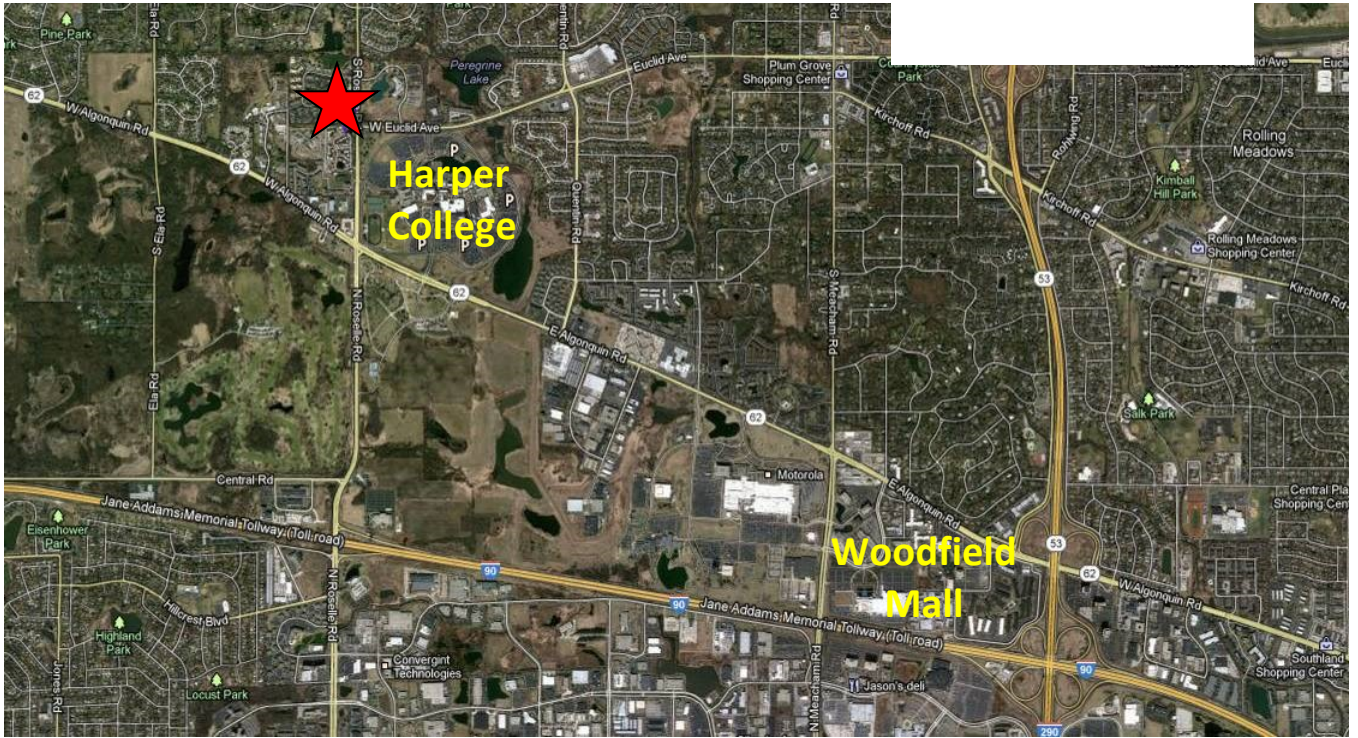


2<sup>nd</sup> Level  
2,085sf



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## Location:



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## Site Map:

