

OFFICE BUILDING **FOR SALE**



13-17 Fairlane Drive, Joliet, IL 60435



5,161 Square Foot Office Building

Two tenants (3,539/SF) and one vacant (1,622/SF). Leases run through 2026 and 2032.

45-mil TPO membrane roof installed in 2021 (15-yr Warranty). Roof shingles replaced in 2021.

Close proximity to I-80, 30 minutes to downtown, and 1 hour to O'Hare & Midway.

INVESTMENT HIGHLIGHTS

- 68.57% occupied
- Great potential for an owner-occupied property, or local property owner.
- Good parking and existing tall monument sign.
- Roof/shingles replaced in 2021.

ASKING SALE PRICE

\$435,000

For More Information:

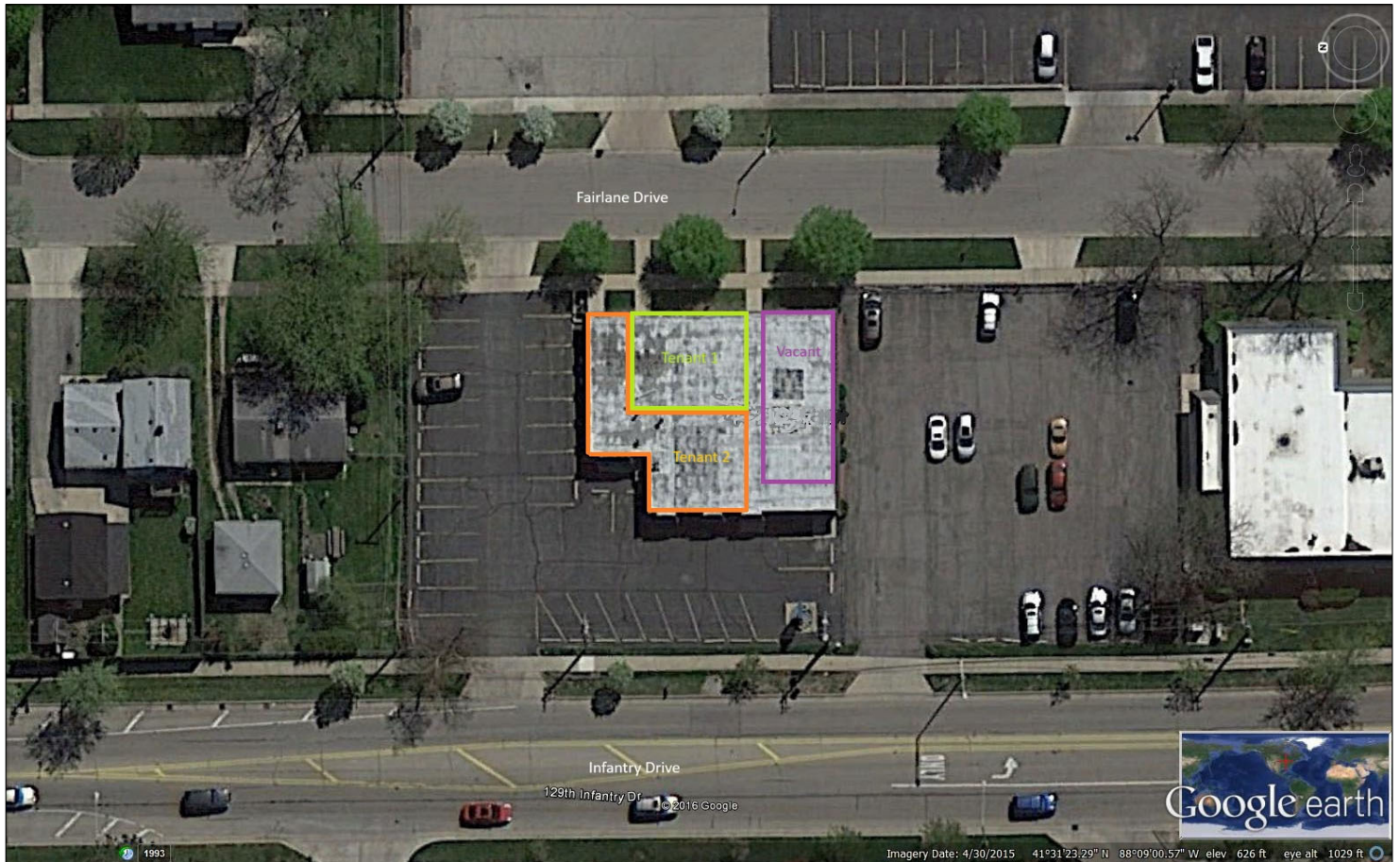
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SEQUOIA
REALTY GROUP
Brokerage • Management • Consulting

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