



## Property Highlights

- Former bank on 1<sup>st</sup> floor with offices on floors 2 through 5. Functioning walk in safe in basement. Flexible floorplans adaptable to many uses.
- Approximately 20% occupied with two current tenants. Verizon lease in place for roof top antenna.
- Fiber installed in building.
- TIF/ Redevelopment District. Great value-add or redevelopment opportunity.



## Market Overview

### Location

Well located in the heart of downtown DeKalb. Adjacent to DeKalb theater, close to all downtown amenities.

### Construction

Precast Concrete construction  
Gas forced air heat and air conditioning

### Size/Dimensions

Approximately +/- 29,000 SF plus basement and drive through

### Floorplans

Approximately 2,808 SF 1<sup>st</sup> floor, 5,858 SF on each of the remaining 4 floors.



Dan Flanagan  
**FLANAGAN REALTY, LLC**  
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## Market Overview

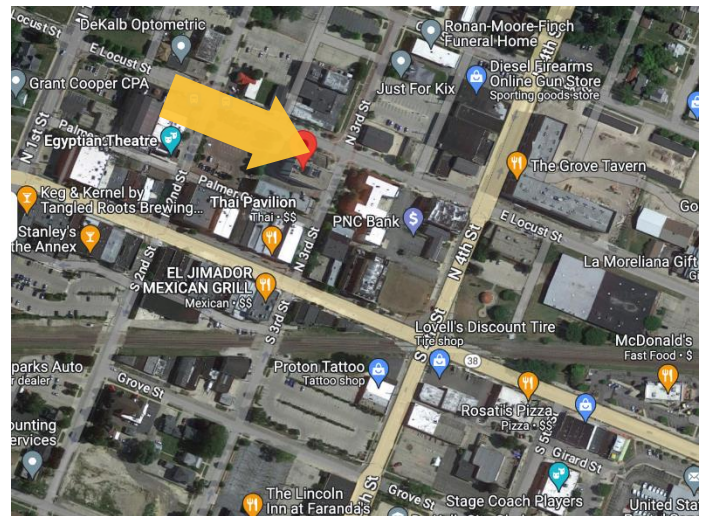
Located in downtown DeKalb near many restaurants and retailers, plus Northern Illinois University. Easy access to I-88 via Peace Road.

Unique opportunity for value-add or redevelopment.

## Legal Information

**Taxes:** \$24,573

**Price:** \$899,000



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## About Flanagan Realty, LLC

### Summary of Experience

Dan Flanagan, ALC is the owner and managing broker of Flanagan Realty, LLC. Dan is considered by many to be one of the foremost experts in land and commercial real estate brokerage, acquisition, disposition, consulting and valuation in the greater Chicago area. His extensive knowledge of land and commercial real estate bring tremendous value to anyone who is seeking to buy, sell or lease commercial or industrial real estate, land, or farms, or is otherwise facing challenges with land or commercial real estate.

Mr. Flanagan has actual, hands-on development experience in residential, commercial, industrial and special-use real estate. As a result, he is uniquely qualified to help with a wide range of real estate related issues and challenges.

The following is a brief overview of Dan's relevant experience and qualifications:

- ♦ Accredited Land Consultant designation from the National Association of Realtors, Realtors Land Institute. Recipients of this designation are considered the "Best of the Best" in the land business and must meet stringent education, experience, sales volume, and testing requirements.
- ♦ President - Illinois Chapter of the Realtors Land Institute.
- ♦ Board of Directors of the National Realtors Land Institute
- ♦ Former partner with a large Midwestern private equity real estate development firm.
- ♦ Sales volume well into the hundreds of millions, averaging in excess of \$25 million in sales annually.
- ♦ Frequent commentator on the Chicago real estate industry and market. Quoted in Chicago Tribune, Crain's Chicago Business News and Real Estate on Radio, WLS 890 AM.
- ♦ Masters in Public Administration from Northern Illinois University with a specialization in City Management and Environmental Planning.
- ♦ Extensive expertise in real estate valuation, including comparable sales analysis, income analysis, discounted cash flow analysis, market and absorption studies and other methods.
- ♦ Frequently contacted by area real estate appraisers to provide insight regarding land and commercial real estate markets and valuation.



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## ILLINOIS ASSOCIATION OF REALTORS NOTICE OF NO AGENCY RELATIONSHIP

**Name of Broker Associate:** Daniel Flanagan

**Name of Brokerage Company** Flanagan Realty, LLC

### NOTICE OF NO AGENCY RELATIONSHIP

In regard to this property, Daniel Flanagan of Flanagan Realty, LLC has entered into an agreement with Seller to provide certain real estate brokerage services and represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing.

**THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS REQUIRED BY STATE LAW.**

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Print Customer's Name

\_\_\_\_\_  
Date



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