

# FOR SALE ± 26,770 SF



1920  
1ST AVE. EAST  
MILAN | IL

## EXCLUSIVE BROKERS:

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## BUILDING SNAPSHOT

Address: 1920 1st Ave East, Milan, IL

Land Size: 3.04 Acres

Year Built: 2004

Square Footage: ±26,770

Construction: Masonry

Clear Height: 18'



## TENANT DATA

Building	Tenant	SF Occupied	Term Remaining (Months)	Current Rent Per Month	Rent/SF/Month	Rent/SF/Year
1920 1st Ave East	ETP Milan Park, LLC	21,819	73	\$20,000.00	\$0.92	\$11.00
1920 1st Ave East	Traditional Floors, LLC	4,951	58	\$2,475.50	\$0.50	\$6.00
		26,770	65	\$22,475.50	\$0.84	\$10.07

Property Address	Building SF	Land Acres	Property Value	Value PSF	2026 NOI	CAP Rate
1920 1st Ave East., Milan, IL 61264	26,770	3.04	\$2,900,000	\$108.33	\$290,133	10.00%

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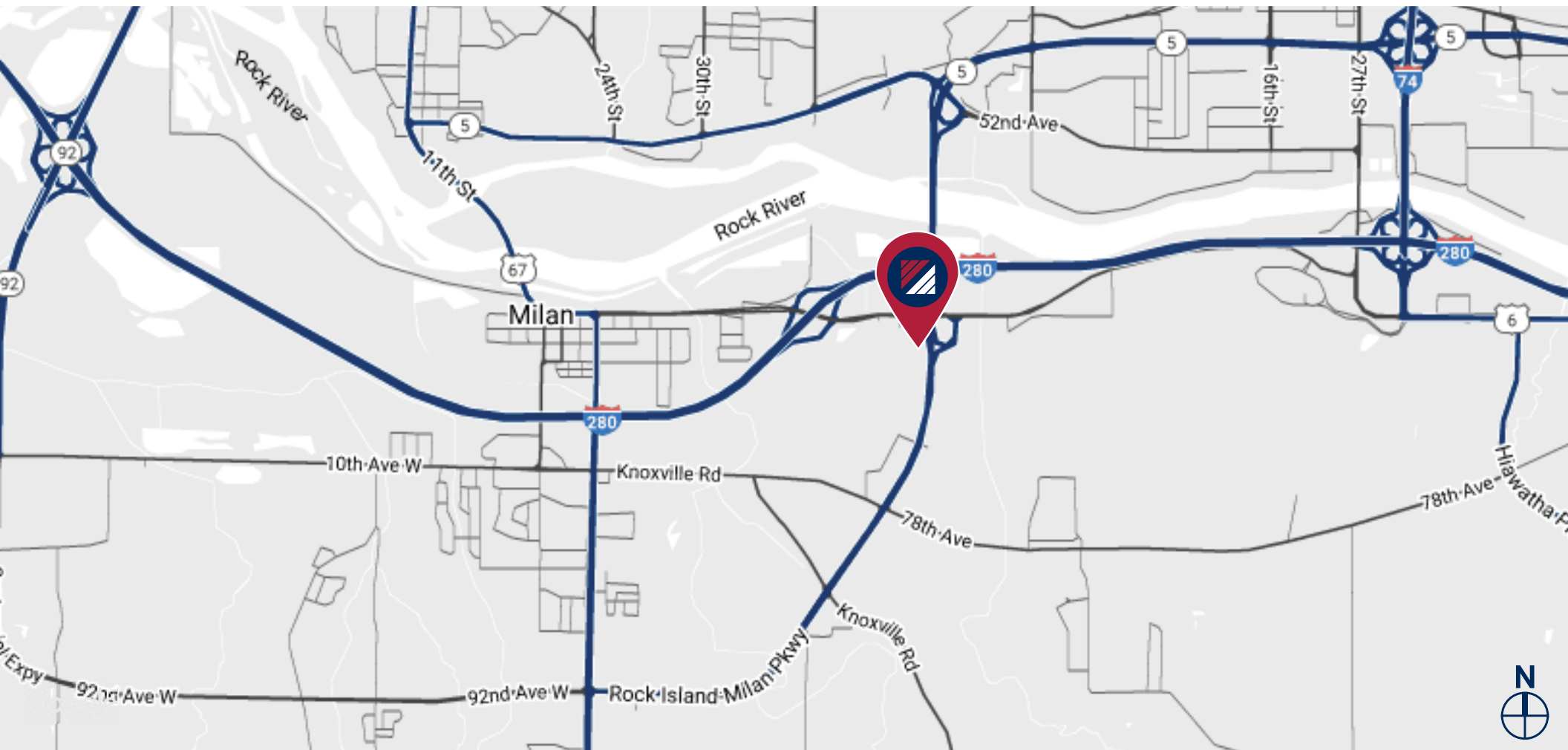


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## LOCATION MAP



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