

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:** \$395,000 (\$74.10/sf)
- **Interior Plan:** 3 Floors
1st Floor – 2,085SF (*Vacant at Closing*)
2nd 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

Property Photos:



1623 COLONIAL PARKWAY

Property Photos:



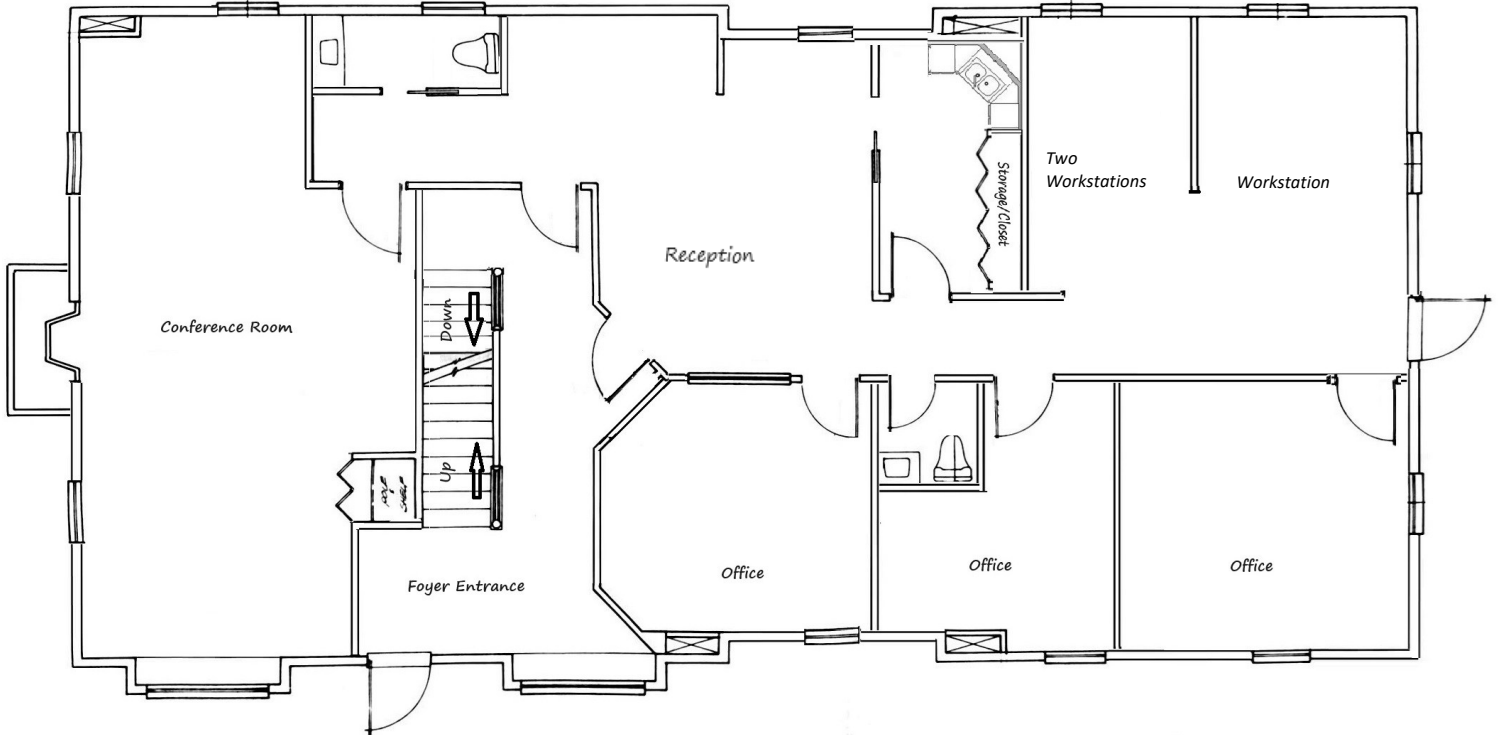
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1623 COLONIAL PARKWAY

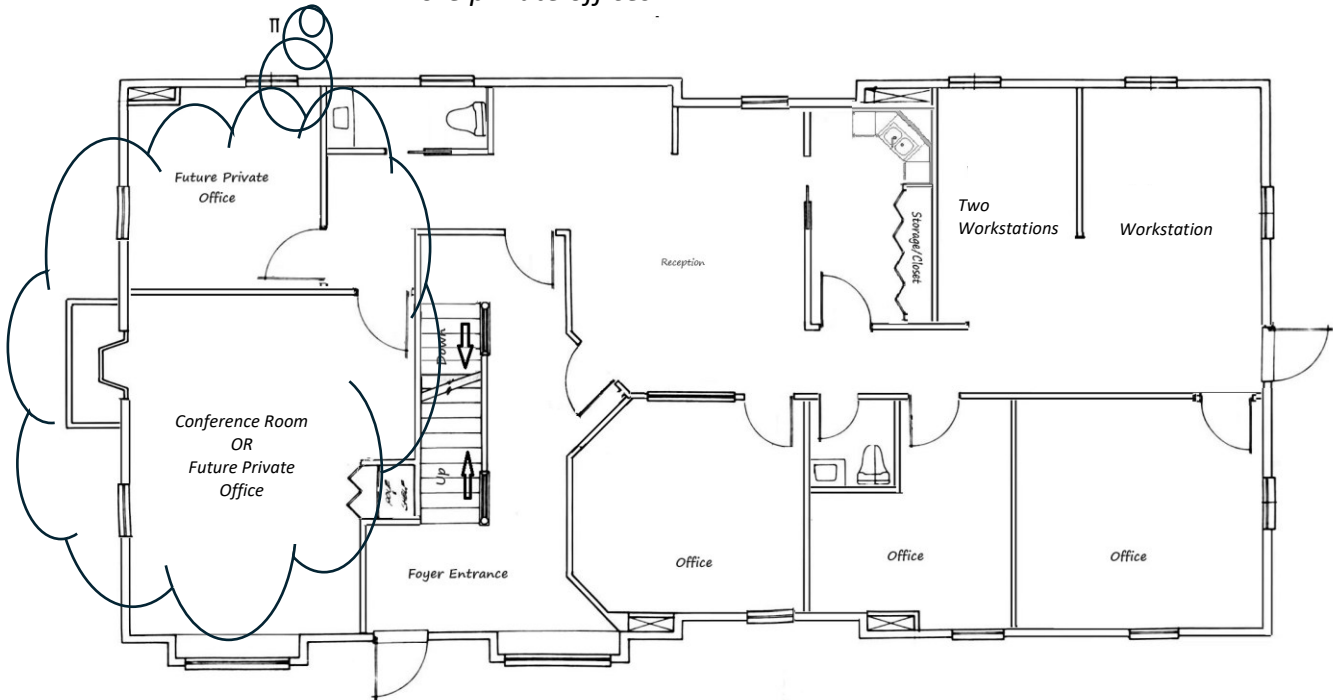
Property Description:	Professional 2 story office building with full finished lower level. The building Features several private offices, large executive conference room, 4 washrooms, Kitchenette and plenty of open office areas. The 1 st Floor is currently occupied by the owner and will vacate upon sale.
Size:	+/- 5,330 square feet (on all 3 levels)
Sale Price:	\$395,000 (\$74.10/sf)
Building Features:	Direct pond view, Natural Gas Generator, Trex vinyl railings, long standing tenants
Taxes:	Property Tax PIN # 02-28-301-068-1005 (2022 Taxes \$24,253, 2021 Taxes \$20,000, 2020 Taxes \$19,609, 2019 Taxes \$17,460)
Age:	41 years
Zoning:	B-1
Utilities:	Individual Heating and Cooling units for 2 nd level and main and lower levels.
Power:	ComEd (200-amp service)
Gas:	Nicor
Parking:	3 Reserved and Common Parking surrounding the building (approx. 3/1,000)
Condo Association:	\$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
1st Floor/Main Level:	2,085sf - *Available for Buyer to Occupy: 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.
Lower Level:	LEASED - 2,085sf – 2 Private office Suites w/ kitchenette, washroom and utility room. Suite LLA features 1 Private Office and a large open office area currently furnished with four cubicles. Suite LLB features 2 private offices, and an open work area currently being used as lounge/conference room.
2nd Floor:	LEASED - 1,060sf – 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



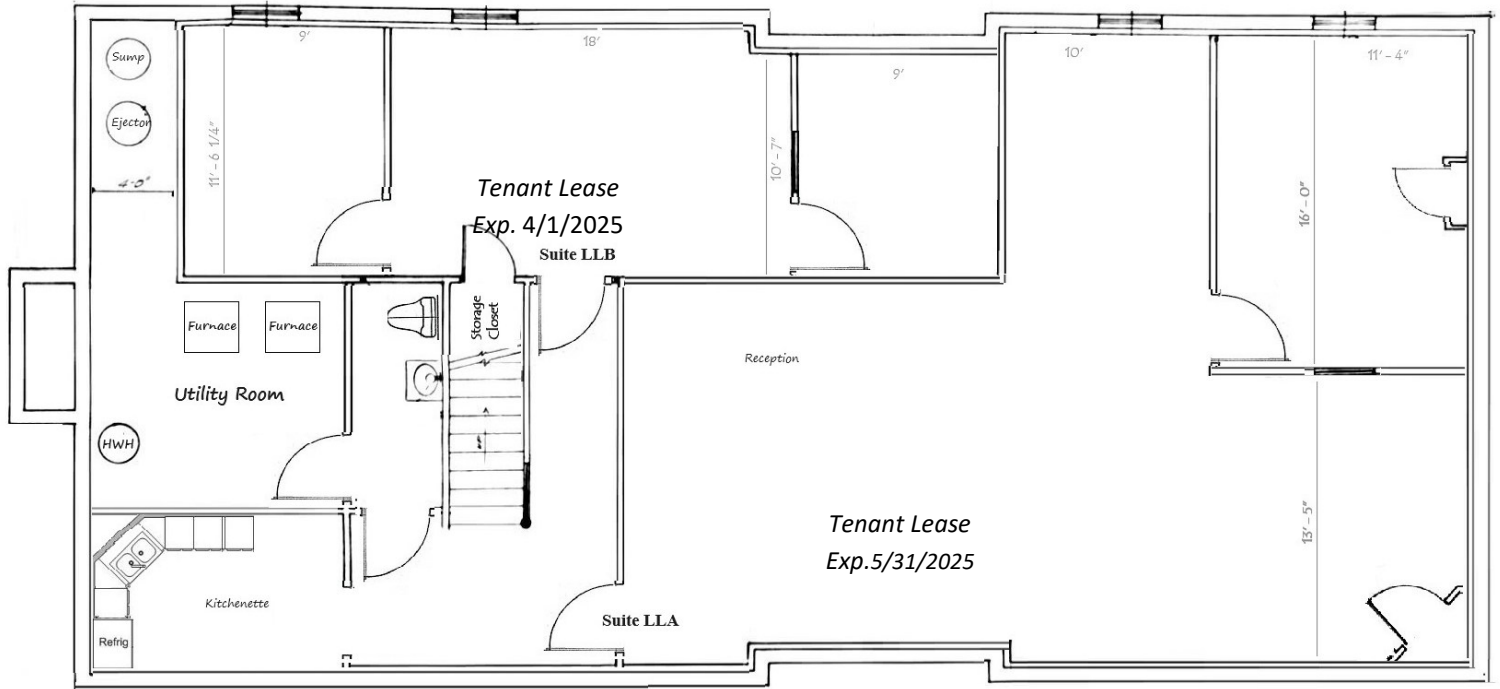
Main/1st Floor Level
2,085sf – Vacant at Closing



Alternate Floor Plan adding
2 more private offices



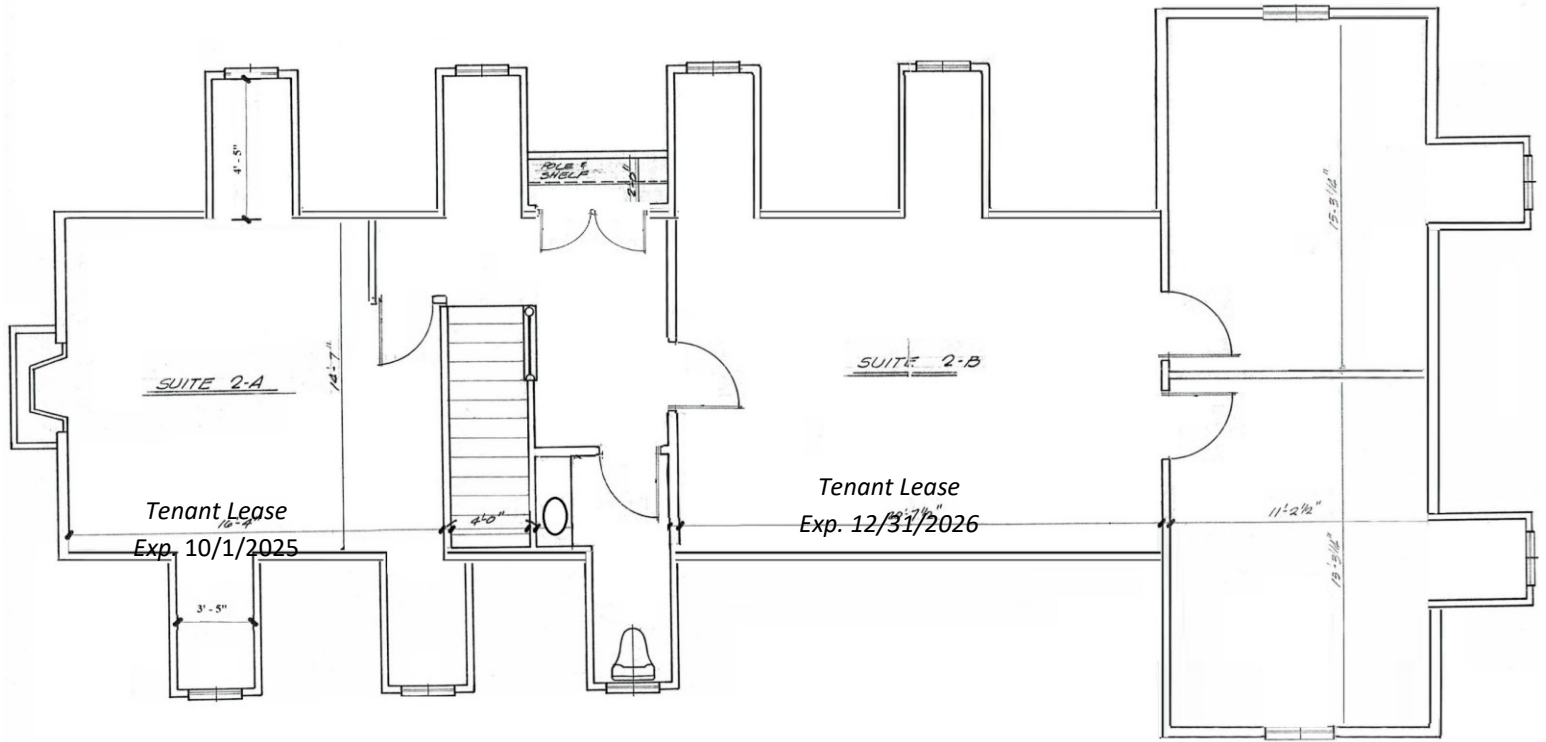
Lower Level
2,085sf



2nd Level
1,160sf



1623 COLONIAL PARKWAY

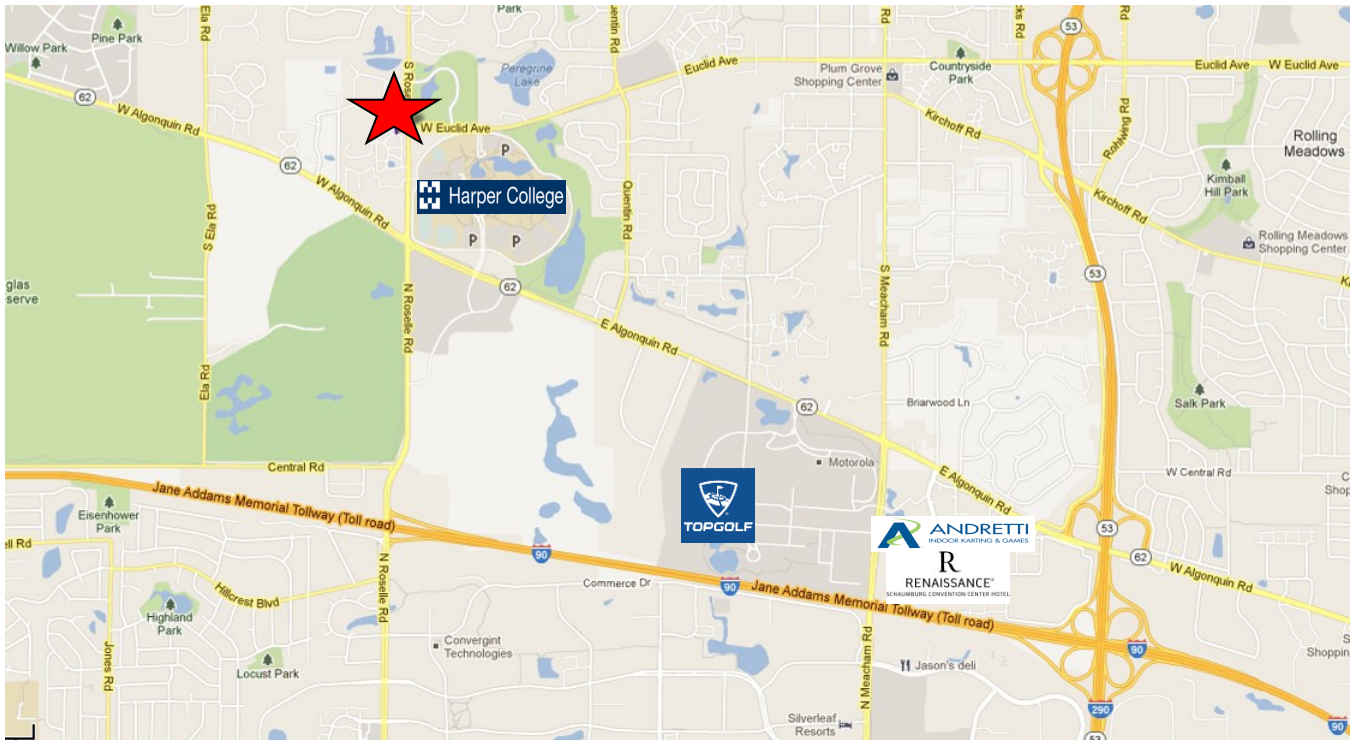
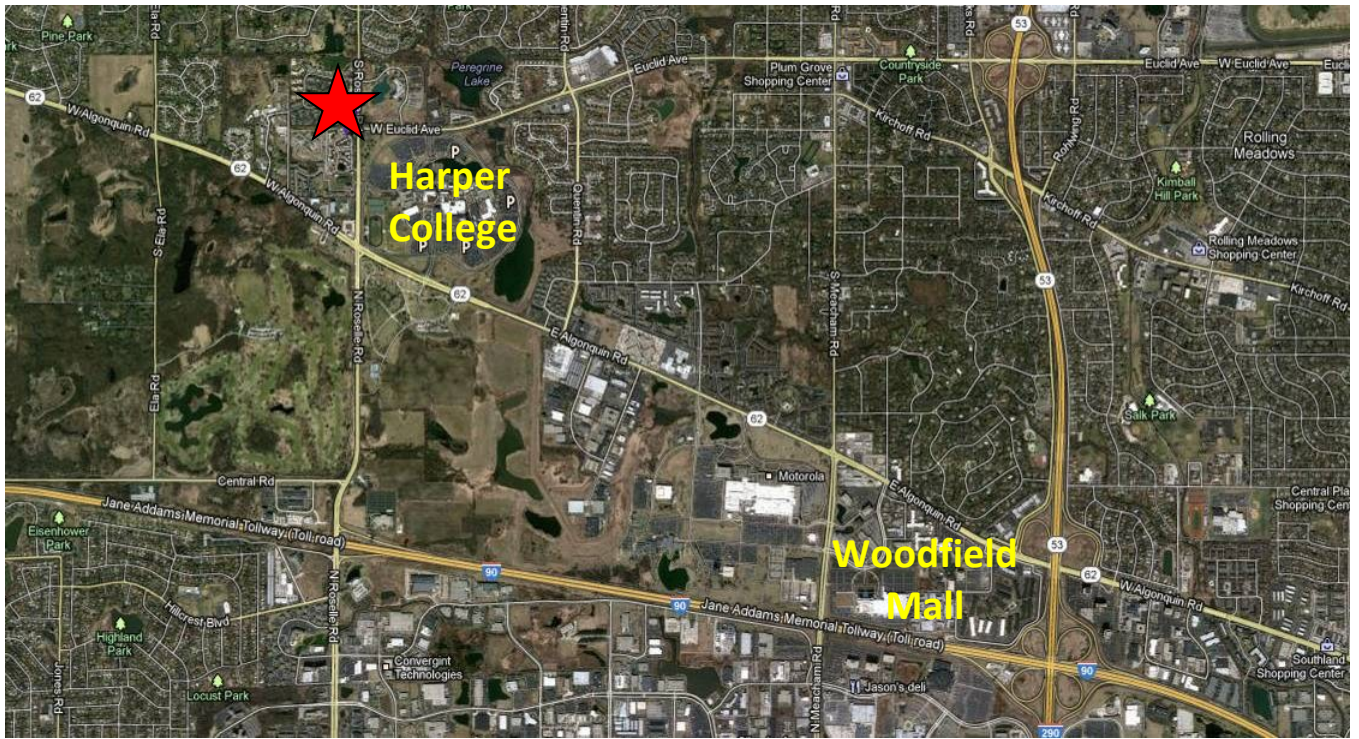


Location:



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Site Map:



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