



FOR SALE: 3,500 SF OFFICE/CONDO UNIT

285 E HELEN, PALATINE, IL 60067 - \$330,000

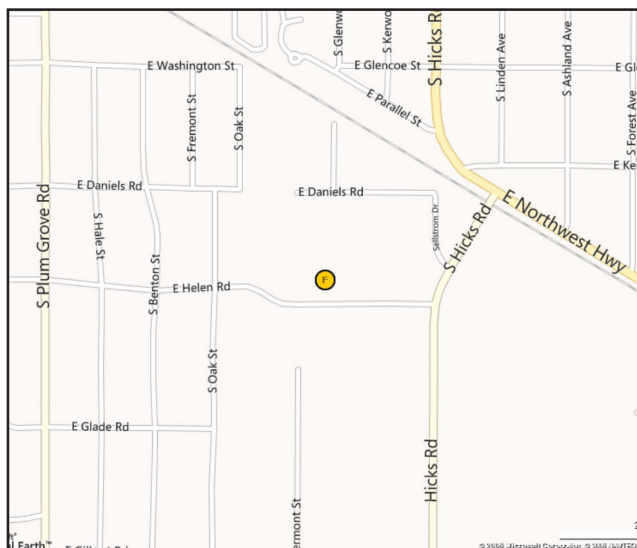
FOR SALE
\$ 330,000

FOR LEASE
\$ 16.00 MG

BUILDING FEATURES:

- Total 3,500 SF Office/Condo Unit for sale or lease
 - Suite 1 - 2,000 SF office is seller occupied
 - Suite 2 - 1,500 SF office is vacant (seller can vacate/ lease back or move into 1,500 SF suite)
- Both units are actively used as an accounting office and general administrative workspace
- Solid construction and upgraded interior finishes with excellent window line (end unit)
- Ideal space for a user/investor
- Ample parking available
- Sprinkler system/fire safety equipped
- Priced below reproduction value
- 24 hour access & restrooms within tenant spaces
- Existing furniture is negotiable
- Highly visible corner/endcap unit
- Current buildout includes private offices, (many w/ windows) kitchen, conference room, reception area, open plan, server room & more!

- Association Fees \$2.84 per year (includes exterior property maintenance)
- Property Taxes= \$5.12 PSF
- For sale = \$330,000
- For lease = \$16.00 /SF MG



FOR MORE INFORMATION:

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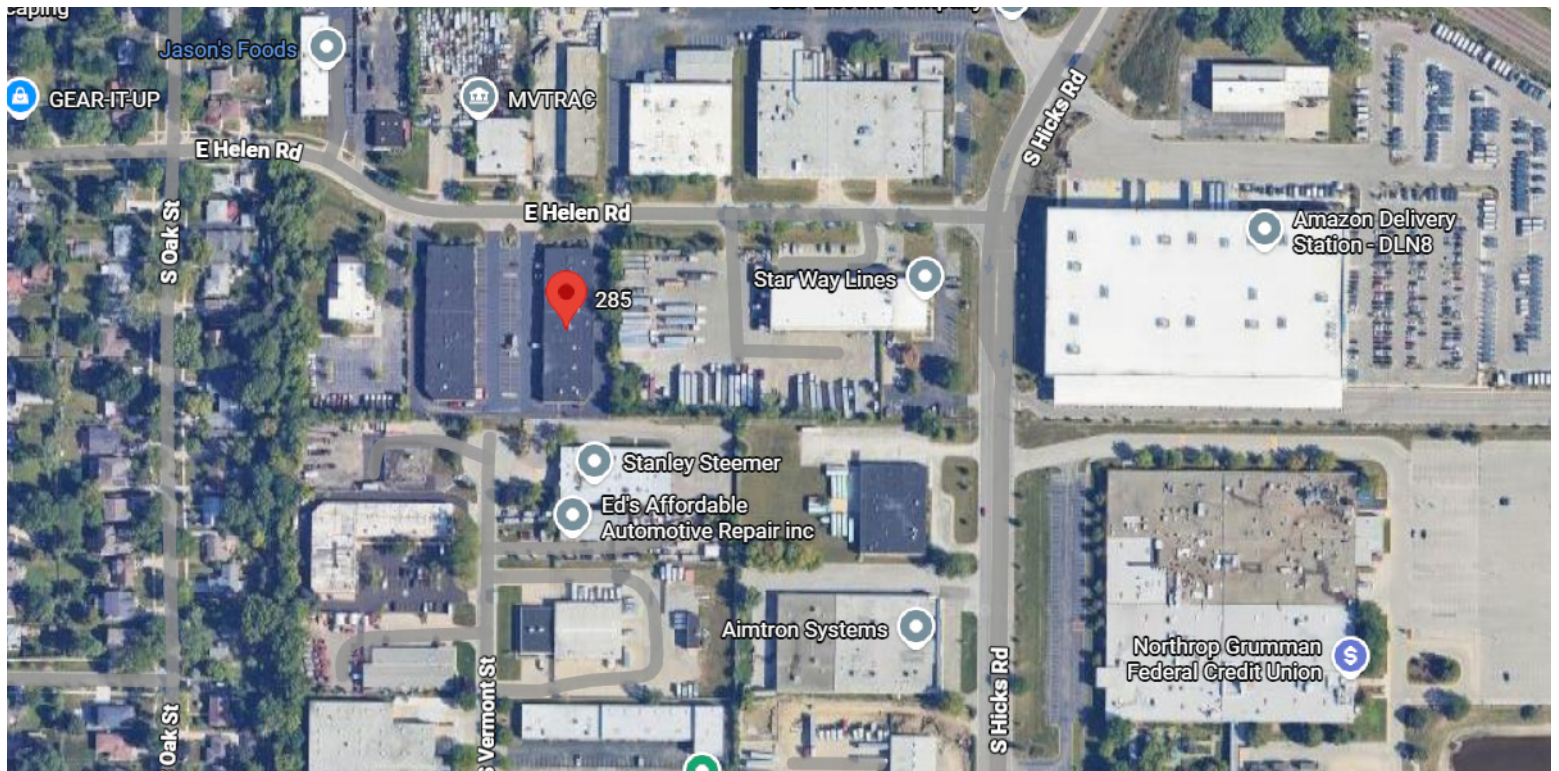
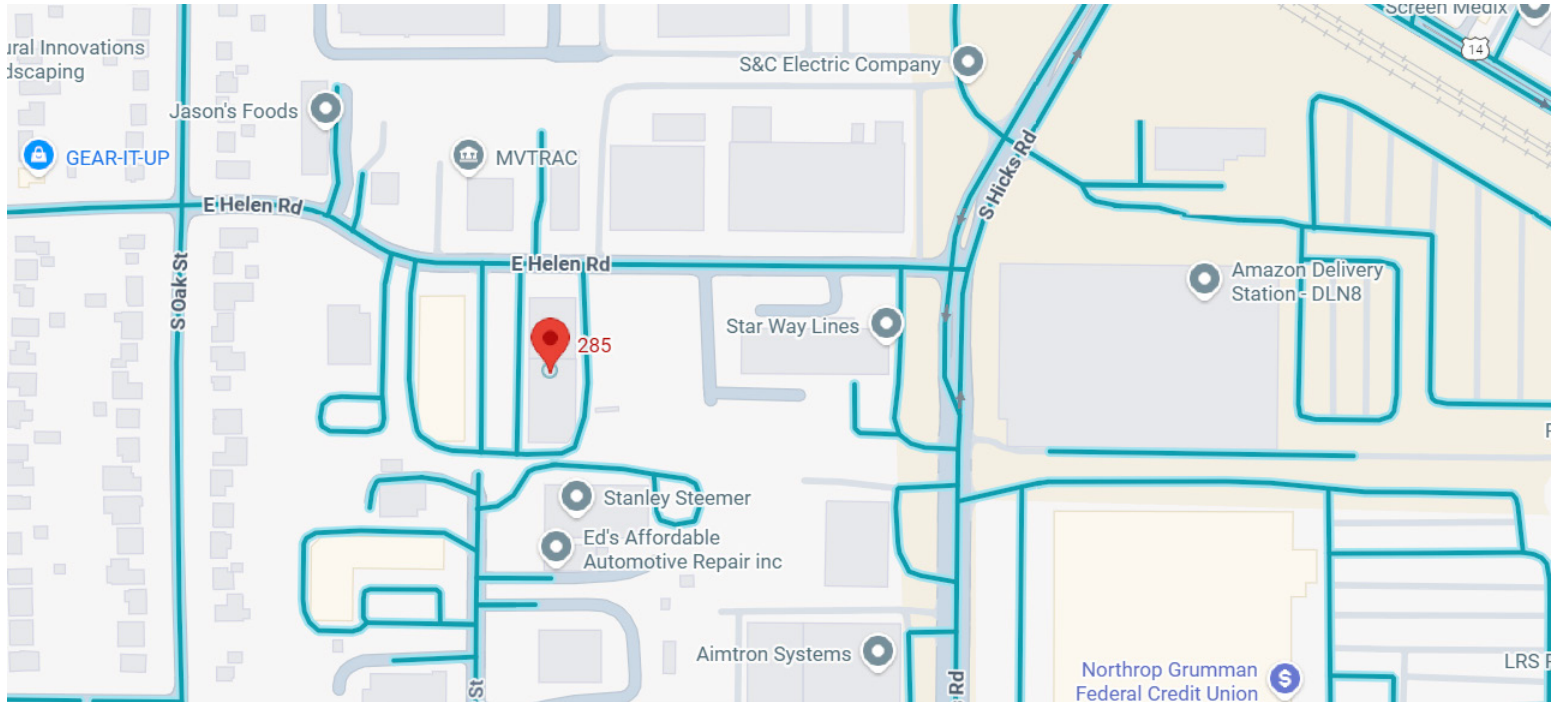
Chicagoland
Commercial
REAL ESTATE

1240 W. Northwest Hwy., Palatine, IL 60067



OFFICE/WAREHOUSE CONDO UNIT FOR SALE

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LEASING | SALES | TENANT ADVISORY | MANAGEMENT

www.chicagolandcommercial.com



OFFICE/WAREHOUSE CONDO UNIT FOR SALE

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DESCRIPTION

Cook County Property - 285 Helen Road Palatine Il 60067

Building Type - Office/condo

Year Built - 1987

Size - 3,500 SF Office/condo

Suites - 2,000 SF & 1,500 SF

Lot size & grounds - Shared & maintained by condo association

Parking - ample

2025 Real Estate Taxes - 5.16 PSF

2020 Operating Expenses - 2.84 PSF

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USER OCCUPANCY

Property SF: 3,500

Loan Amortization: 20 year

20 year rate: 6.50%

Purchase Price per SF: \$88.57

Purchase Price: \$310,000

Loan Amount (75% of Purchase Price): \$232,500

Initial Investment (25% of Purchase Price): \$77,500

User Cost of Occupancy

	Monthly	Annual	Per S.F.
Monthly Mortgage Payments:	\$1,724.12	\$20,689.42	\$5.91
Real Estate Taxes:	\$1,505.25	\$18,063.00	\$5.16
Association Fees	\$829.25	\$9,951.00	\$2.84
Total Property Occupancy Cost:	\$4,058.62	\$48,703.42	\$13.92



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PHOTOGRAPHS

