

INVESTMENT OPPORTUNITY 2,121 SF FOR SALE

- 3 tenants in place
- On-site management for building
- Convenient parking
- Fitness center with 24-hour access included
- Conference rooms available
- 10' x 10' storage room

**340 W. Butterfield Rd. #LLA
Elmhurst, IL**

\$220,000

- 67,205 SF 4-story professional atrium building
- Public transportation
- Minutes to Oak Brook shopping
- 20 minutes to downtown Chicago
- 15 minutes to O'Hare Airport
- 20 minutes to Midway Airport
- Exceptional access to all major expressways

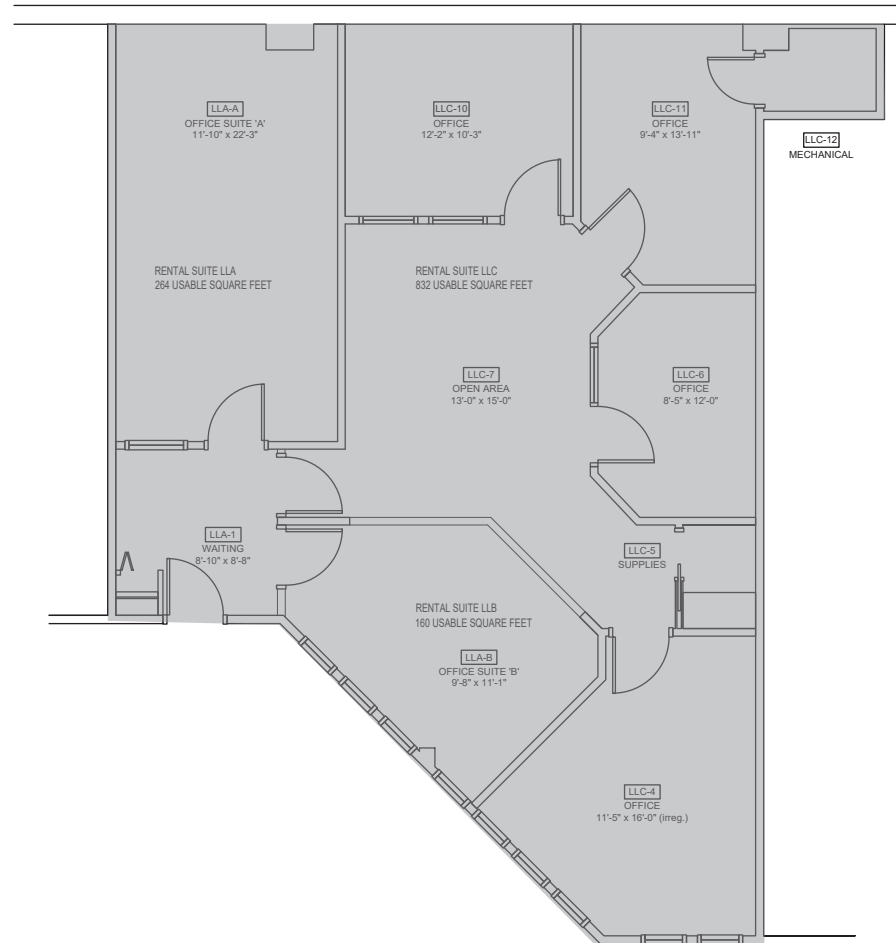
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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EXECUTIVE SUMMARY

Address:	Condo Suite LLA 340 W. Butterfield Road Elmhurst, IL 60126
Description:	3 unit condo suite for investor
Rentable Area:	2,121 RSF
NOI:	\$26,410
Offering Price:	\$220,000
Year Built:	Building 1985 - Suite remodeled 2019-2022
Pin Number(s):	
Zoning:	C-1
County:	DuPage
Parking:	Ample
Construction:	Masonry
Roof:	Approximately 7 years old
Amenities:	<ul style="list-style-type: none">• On-site management• 24/7 access• 24-hour fitness center included in price• Large conference room available (association owned)

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INCOME AND OPERATING SUMMARY (beginning 3/1/2024)

INCOME:

Rents: \$36,000.00

\$36,000.00

EXPENSES: (Projected)

Association Fees \$5,388.00

Insurance (estimate) \$300.00

Preventive HVAC/Maintenance

Utilities

Water Included

Refuse Removal Included

Electrical \$1,200.00

Real Estate Taxes \$2,702.00

TOTAL EXPENSES: \$9,590.00

NET INCOME: \$26,410.00

Unit #	Size	Business Type	Time in Space	End of Lease	Monthly Rent Rolls*
Suite 1	264 SF	Counseling	7 years	Month-to-Month	\$1,000
Suite 2	160 SF	Real Estate	7 years	Month-to-Month	\$500
Suite 3	1,200 SF	Counseling		3/31/2028	\$1,500
Common Area	497 SF				

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