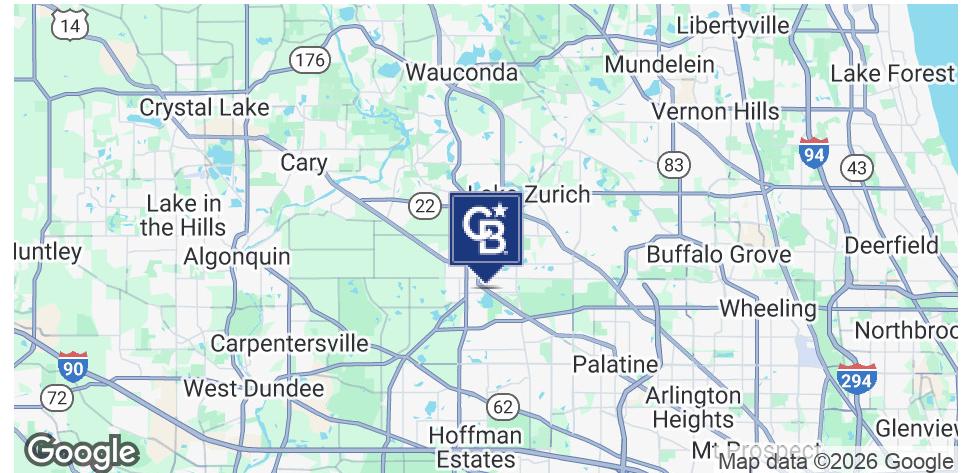


SALE / LEASE

836 S NORTHWEST HIGHWAY IN BARRINGTON IL 60010

Investment Property For Medical / Office / Retail Use!



OFFERING SUMMARY

Sale Price	\$615,000
Lease Rate:	Negotiable
Building Size	3,500 SF
Tax-Pin	01012110310000
Real Estate Taxes 2024	\$27,043
Zoning	B1
Market	North Shore Suburban
Basement	Partial

PROPERTY OVERVIEW

Very Accessible & Well Maintained 3,500 SF Medical/Office/Retail Building With Additional Basement Footage Along With 14 Parking Spaces In Well Sought After Barrington. All Tenants Have Cancellation Clauses For Full Building Users.

USER / INVESTMENT PROPERTY

AFC
BARRINGTON ASSOCIATES INSURANCE
COUNT ON US TAX SERVICES
FREEDOM HOME CARE (VACANT)
JBJ MANAGEMENT LLC
POINT PEST CONTROL (VACANT)

2025 EXPENSES / SELF MANAGED BUILDING

INSURANCE	\$3,500
ANNUAL TAXES	\$27,043
WATER & SEWER	\$2,500
ELECTRIC & GAS	\$9,000
SCAVENGER	\$2,000
LANDSCAPE/SNOW	\$3,200

Sheryl Fisher
Commercial Broker
(312) 988-9070
sherylfisher@cbcnrt.com



COLDWELL BANKER
COMMERCIAL
REALTY

PHOTOGRAPHY

836 S NORTHWEST HIGHWAY

Barrington , IL 60010



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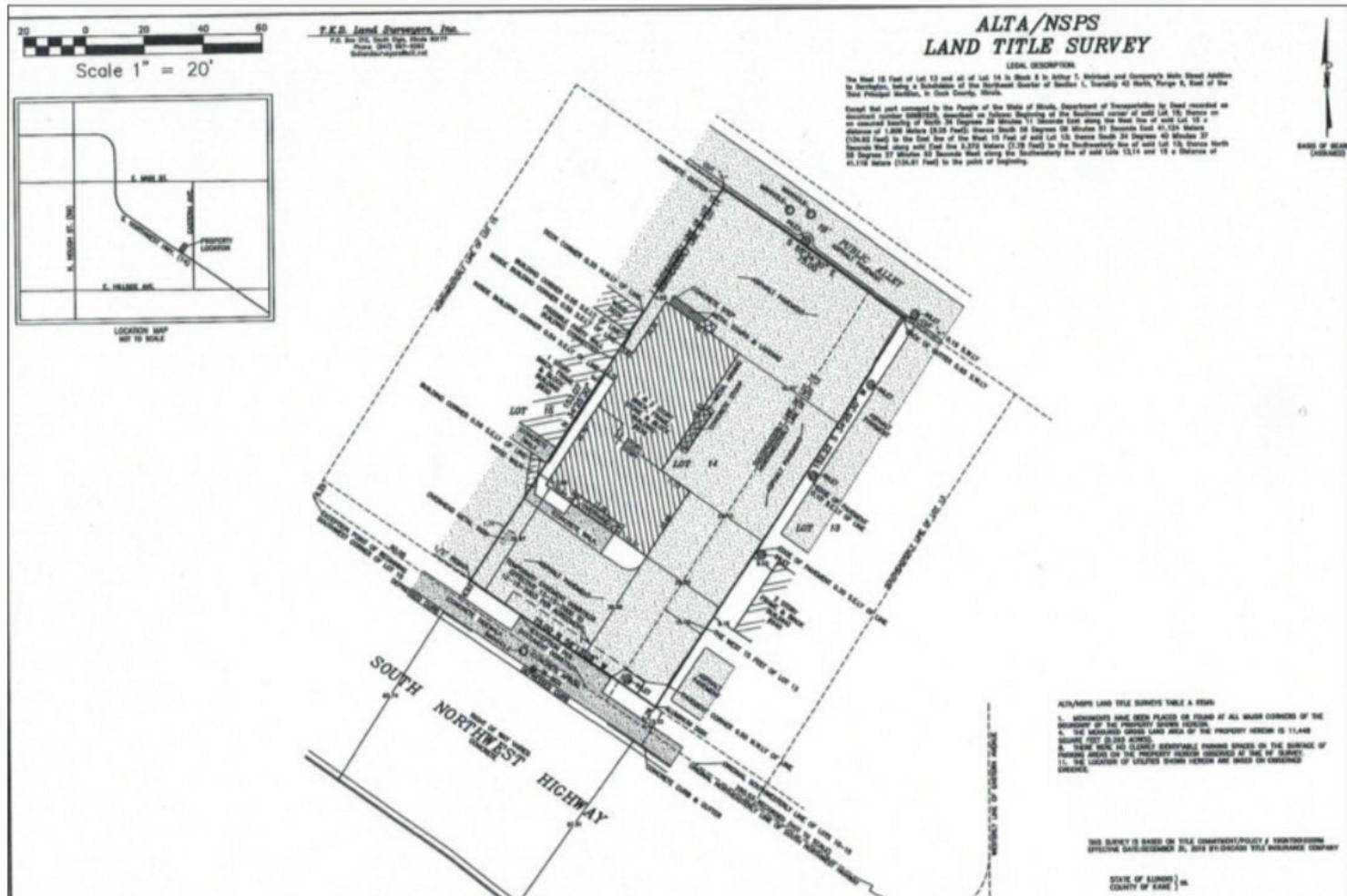
SURVEY

836 S NORTHWEST HIGHWAY

Barrington , IL 60010

WSB-25802

Real Property Group



Plat of Survey

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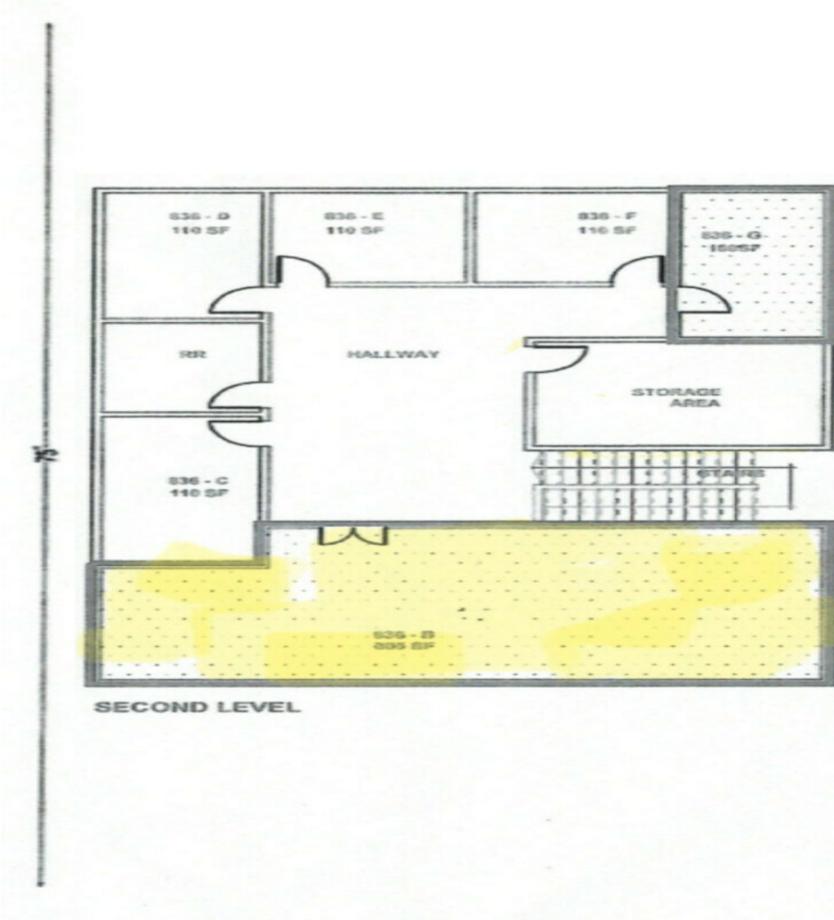
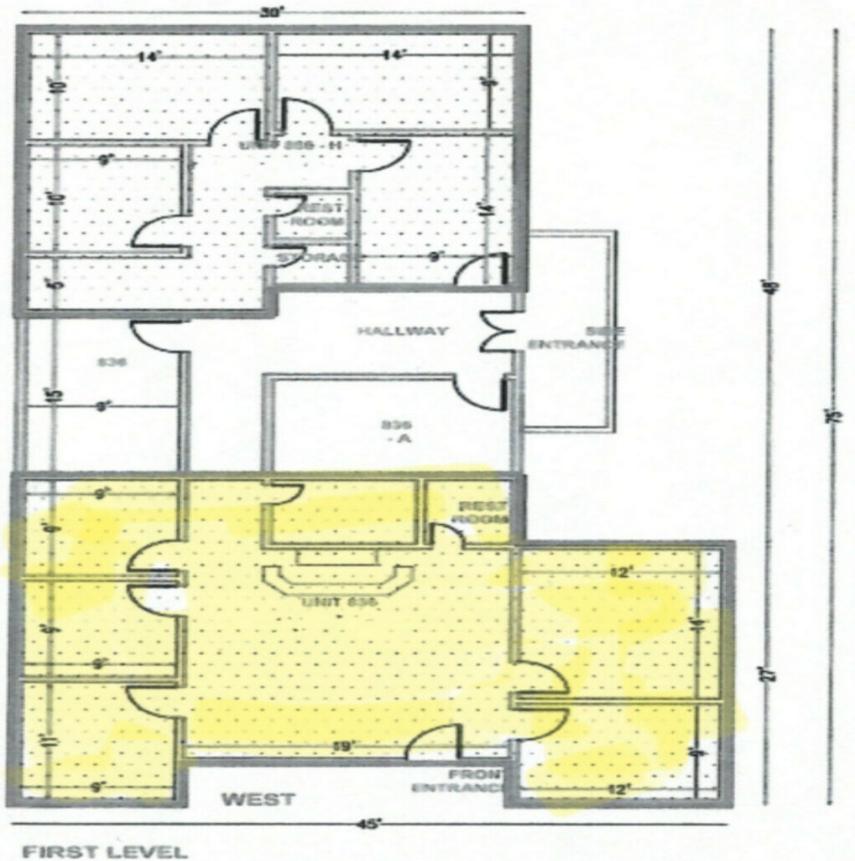
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FLOORPLANS

836 S NORTHWEST HIGHWAY

Barrington , IL 60010

Building Layout



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