

# SALE / LEASE

## 836 S NORTHWEST HIGHWAY IN BARRINGTON IL 60010

Investment Property For Medical / Office / Retail Uses!



### 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@cbsnrt.com



COLDWELL BANKER  
**COMMERCIAL**  
REALTY



# PHOTOGRAPHY

**836 S NORTHWEST HIGHWAY**

Barrington, IL 60010



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



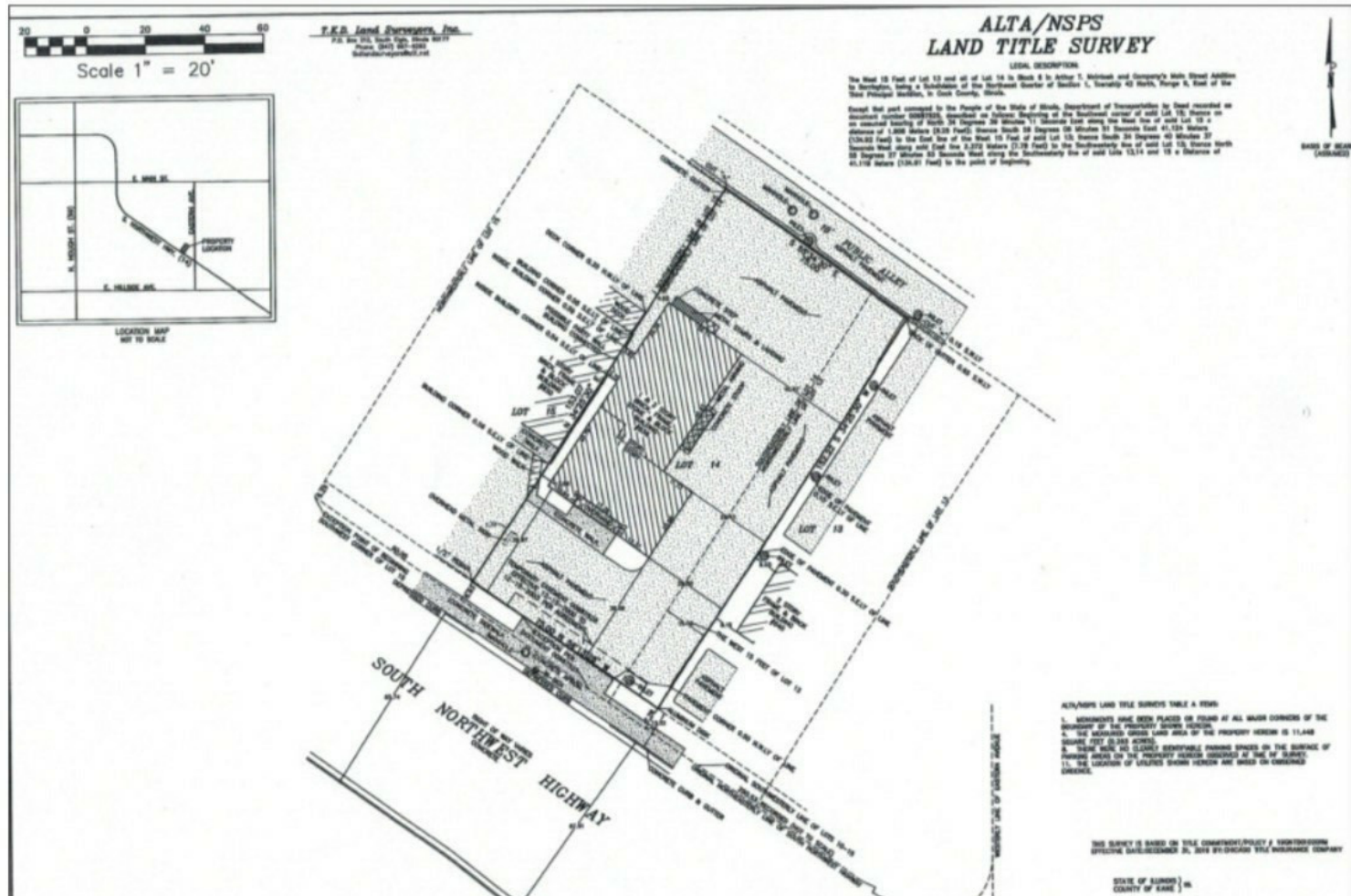


# SURVEY

## 836 S NORTHWEST HIGHWAY

Barrington , IL 60010

### Plat of Survey



WSB-25802

Real Property Group

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



**COLDWELL BANKER  
COMMERCIAL**  

---

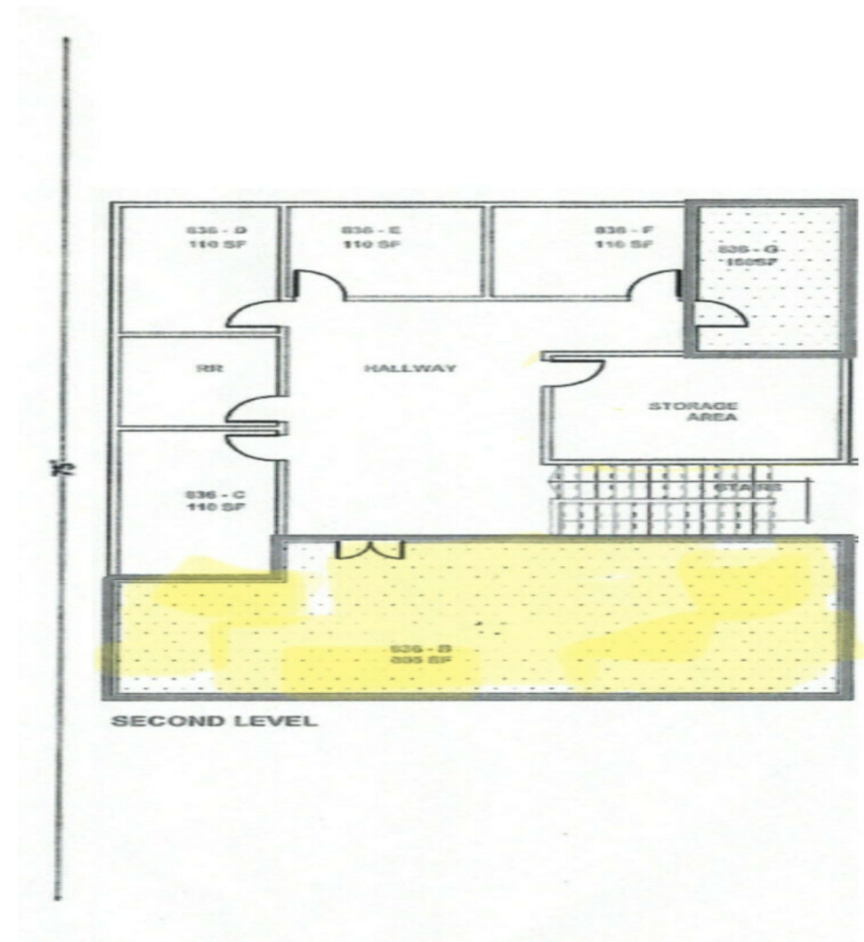
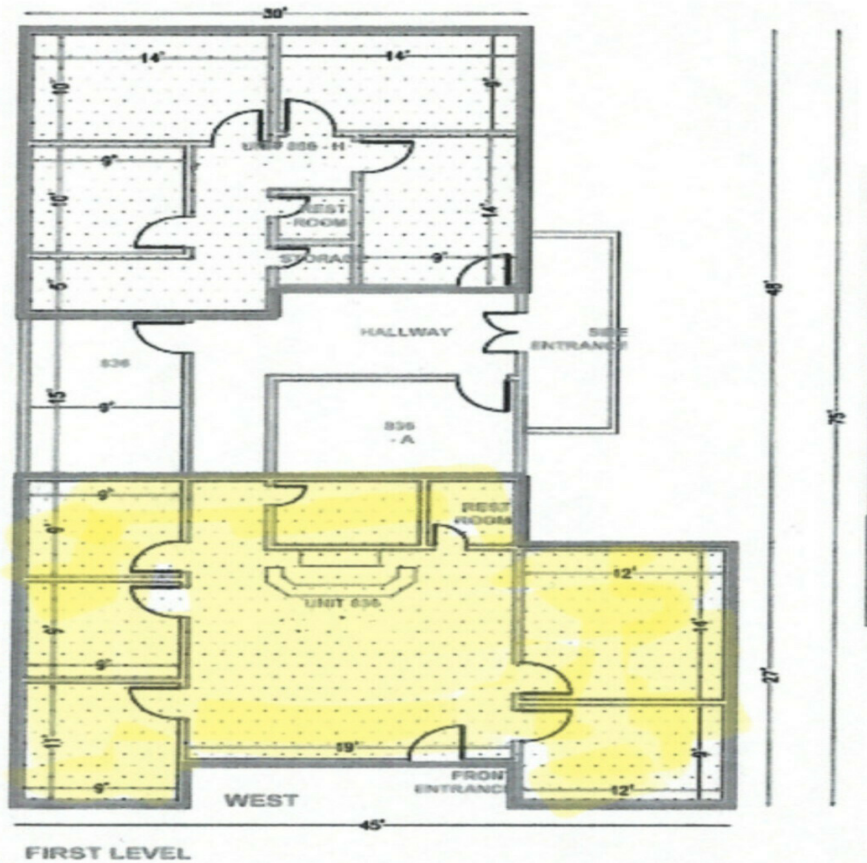
**REALTY**

# FLOORPLANS

836 S NORTHWEST HIGHWAY

Barrington, IL 60010

## Building Layout



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



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY