

# FOR SALE



## 1400 North Western Avenue, Lake Forest, Illinois

### INVESTMENT HIGHLIGHTS

Square Footage	5,164 SF
Site Size	0.50 AC
Year Built / Renovated	1975 / 2020
Tax Parcel	12-28-107-022
Property Type	Medical Office
Parking	43

Asking Price	\$2,500,000
Cap Rate	6.6%
Current Rent	\$201,000
Reimbursements	\$20,140
Vacancy/Collection Allowance (0%)	\$0
Expenses	\$56,000
NOI (starting 3/1/2024)	\$165,000

Offering Memorandum



#### FOR MORE INFORMATION, PLEASE CONTACT

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