

PROFESSIONAL OFFICE BUILDING

17 SCREMENTI LN STEGER



IMMEDIATE OCCUPANCY



\$699k *TURNKEY*

- Zoning: B-1
- Current Use: Medical Offices
- Utilize as 2 units or 1
- 10 Parking Spots
- Taxes: \$12,448
- Reception/private offices
- Upstairs Flex Space
- Private restrooms
- Full kitchen/conf room
- Owner occupied
- Immediate occupancy

Private
offices

4,270
sq ft

BUILT
2011

Call 708-957-5000 for info!

Listed w/ Cara Dulaitis
REMAX 10 MLS#12763408



THE DULAITIS GROUP



PROPERTY FEATURES

TURNKEY PROFESSIONAL OFFICE BUILDING - Ideal location near the Will-Cook county line in Chicago's south suburbs. Flexible B-1 zoning, approximately 4,270 sq ft, built in 2011 & ready for immediate occupancy, this 2 story solid brick office building with finished 2nd floor flex space features HIGH END finishes & a functional clinical layout with a long row of PRIVATE offices off a central hallway w/ reception area, accessible PRIVATE bathrooms, full modern kitchen & large conference room. Upstairs the finished flex-space is currently used as a private fitness/wellness area & file storage. Plenty of parking with 10 dedicated spots in front plus a quiet cul-de-sac location.

Configured as 2 separate units, purchase & occupy one side while leasing the other for immediate income, OR utilize the entire space (with minimal or no build out, due to the easily adaptable layout). Owner-occupied, no tenants, ready for immediate occupancy or willing to lease back a portion of the space if desired. Currently being used as a medical office building, endless opportunities with B-1 zoning. Conveniently located just off Dixie Hwy, near US-30 and IL-394 & close to public bus routes & Metra.



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