

# SOUTH SUBURBAN OFFICE PARK CONDOS

3330 W 177th St. | Hazel Crest



This offering is for the purchase of 4 of the 21 condos located in this 3-story building with an abundance of parking, covered drop off entry, modern elevators, and wet sprinkler system. Multi-tenant condo medical center built in 2007 located just a block west of Kedzie and 1.5 miles south of I-80 with nearby access to I-57 and I-294. The 62,000 square foot center is situated on several acres of a planned development and is across the street from Advocate South Suburban Hospital. This proximity to the hospital provides a competitive advantage for condo owners and tenants that include a pharmacy and multiple diverse medical professionals with primary and ancillary medical services.

The offering includes a first floor 2,695 SF condo with a multi-year MRI services tenant. The tenant has an extremely heavy MRI machine which had to be hauled in with many semi truckloads and assembled prior to the building being erected which allows an owner additional security for this long-term tenant. This condo could be sold separately from the 2nd floor condos, ask listing agent for details.

The offering also includes 3 condos totaling 12,800 square feet which is nearly 75% of the second floor. The 3 condos are 80% occupied with multi-year tenants including a foot doctor and a physical therapist. The seller is one of the tenants and is willing to sign a long-term lease or vacate if the buyer wishes to become an owner occupant. This flexibility presents an excellent opportunity to purchase these 3 condos in a well-located anchored center that is cash flowing, while maintaining the ability to add value through lease-up of some remaining vacant spaces. Individual units are also available for sale, please ask listing agent for details.

## South Suburban Office Park Condos

List Price: \$4,150,000

Type: Multi-Tenant Medical Condos

3 condos for sale: Approximately 15,500 SF

NOI (2020 Projected): Available Upon Request; In-place net operating income with the ability to add value by increasing the overall occupancy rate.

Year Built: 2007

Zone: B-2, Hazel Crest

Cross Streets: 177th & Kedzie Ave.

## Land:

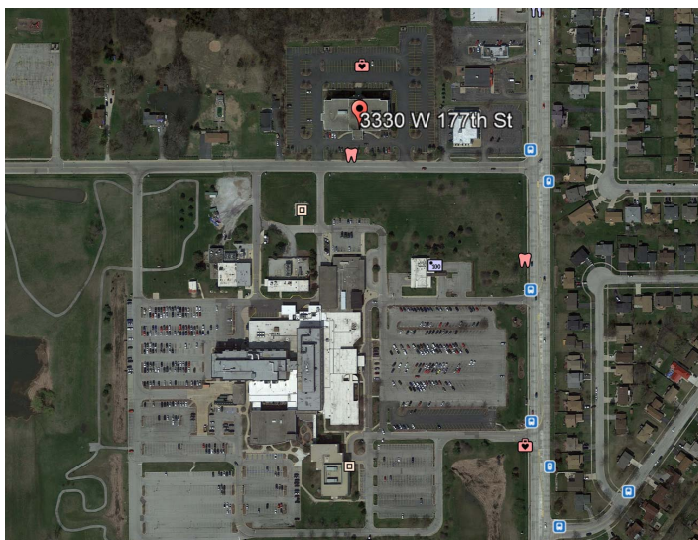
Parcel ID#: 28-35-204-039-1004  
28-35-204-039-1008  
28-35-204-039-1009  
28-35-204-039-1010

## 2019 Taxes:

\$114,094

## Property Highlights

- Well located within walking distance of public transportation
- Monument signage near the front of building
- 314 Surface Parking Spaces
- Covered front door drop off area
- Building is 62,000 with 3 floors and modern elevators
- Healthy Association reserves
- 3rd party manager off site
- Owner occupants















For more information, please contact:

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