



31,238 SF MULTITENANT OFFICE BUILDING FOR SALE

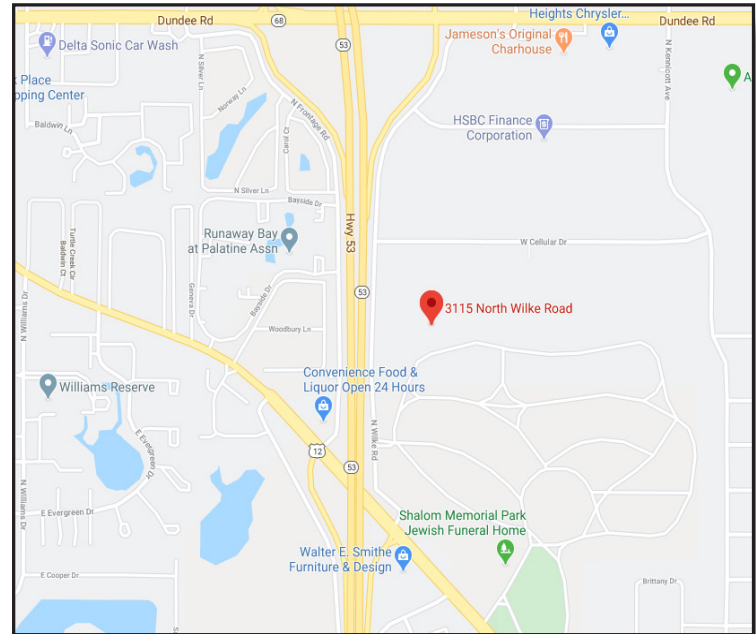
3105 N. WILKE ARLINGTON HTS, IL



ENTERPRISE OFFICE CENTER BUILDING FEATURES:

PRICE REDUCTION: New Sale Price: \$2,500,000 (80.03 PSF)

- 31,238 SF Multi-tenant Office building for sale
- 5,000-25,296 SF Currently Vacant with many combinations of suite sizes available
- Located 1 block SE of Rt 53 & Dundee Rd full interchange
- Former Lurie Children's physical and occupational therapy facility with many individual entrances
- Private Restrooms & Operable windows
- Professional Park-Like Setting
- Building Signage Available fronting busy Rt 53
- Suites can be used as Medical or Office
- Real Estate Taxes: \$6.18 PSF
- Association Fees: \$5.00 PSF
- Currently 20% Leased with In-place annual income of \$110,276 (2 tenants = 5,942 SF)
- Ideal User/Investor Opportunity



FOR MORE INFORMATION:

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AERIAL VIEW





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BUILDING FLOORPLAN: TOTAL VACANT SPACE FROM 2,000-25,296 SF (SPACES ARE EASILY DIVISIBLE)





User Cost to Occupy Vacant Space

Sale Price \$2,500,000 (\$80.03 per SF)

Property SF: 31,238

Loan Amortization: 20 year

20 year rate: 6.75%

Purchase Price per SF: \$80.03

Purchase Price: \$2,500,000

Loan Amount (75% of Purchase Price): \$1,875,000

Initial Investment (25% of Purchase Price): \$625,000

User Cost of Occupancy

	Monthly	Annual	Per Bldg S.F.
Monthly Mortgage Payments:	\$14,177.08	\$170,124.95	\$5.45
Real Estate Taxes:	\$16,089.12	\$193,069.48	\$6.18
Estimated Operating Expense:	\$13,015.83	\$156,190.00	\$5.00
	\$43,282.04	\$519,384.43	\$16.63

Income from 5,942 SF leased: \$9,189.67 \$110,276.00

	Monthly	Annual	Per Vacant S.F.
Adjusted User Cost to Occupy Vacant 25,296 SF:	\$34,092.37	\$409,108.43	\$16.17