



# 31,238 SF MULTI TENANT OFFICE BUILDING FOR SALE

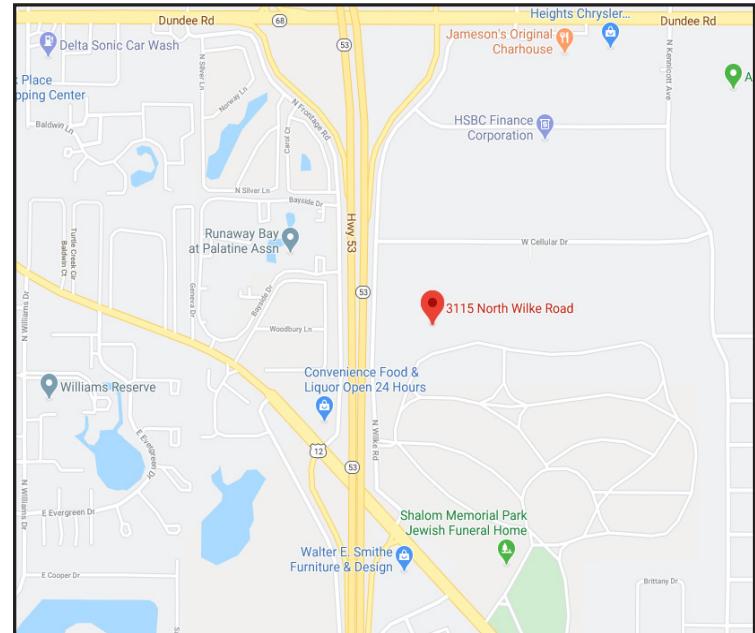
## 3105 N. WILKE ARLINGTON HTS, IL



### 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:

RANDY OLICZYK  
Direct: 847.246.9611  
randy@chicagolandcommercial.com

RAY OKIGAWA  
Direct: 847.246.9632  
ray@chicagolandcommercial.com



4811 Emerson Ave Suite 112 Palatine, IL

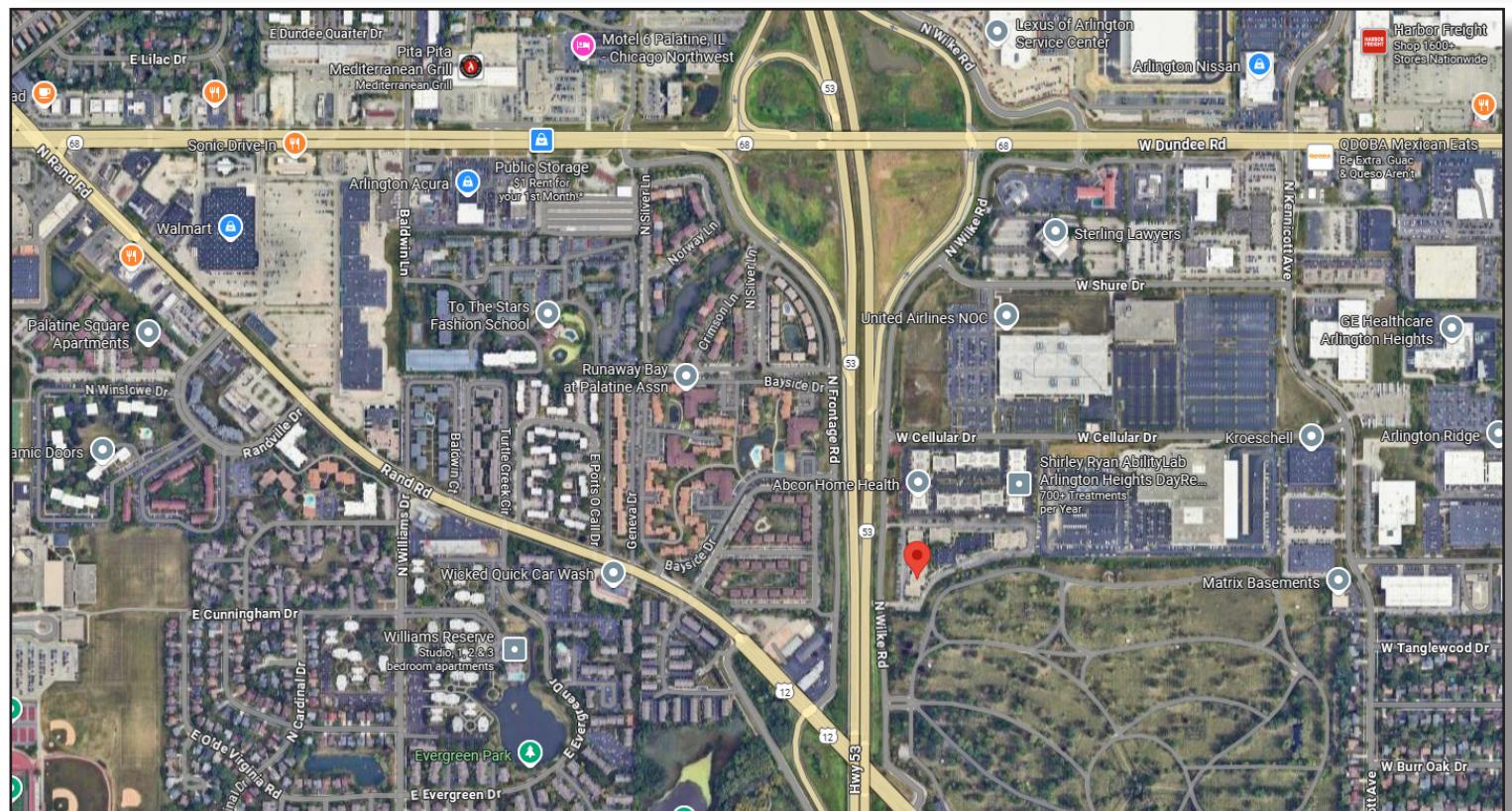
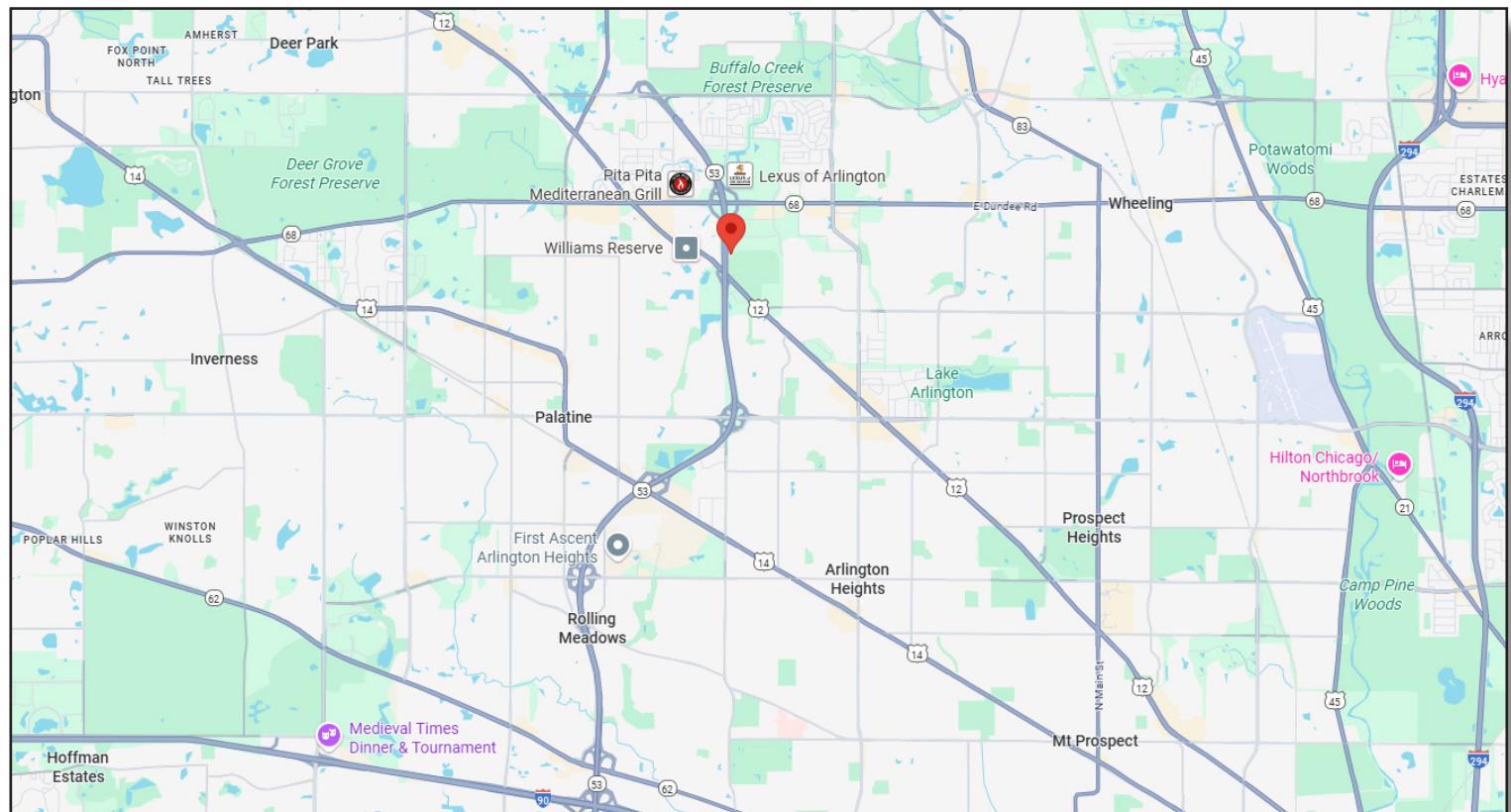
[www.chicagolandcommercial.com](http://www.chicagolandcommercial.com)



# 31,238 SF MULTI TENANT OFFICE BUILDING FOR SALE

3105 N. WILKE ARLINGTON HTS, IL

## LOCATION MAPS





# 31,238 SF MULTI TENANT OFFICE BUILDING FOR SALE

## 3105 N. WILKE ARLINGTON HTS, IL

AERIAL VIEW

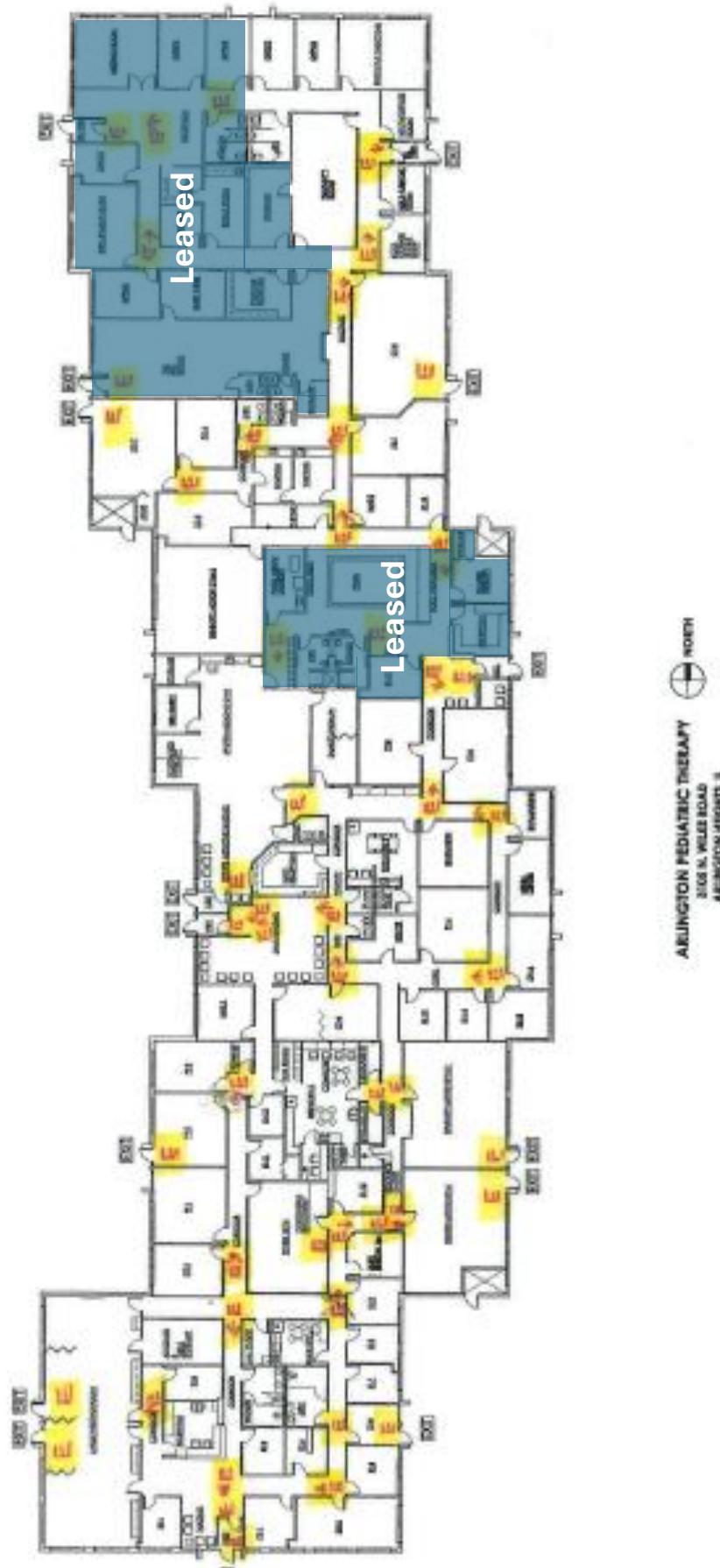




31,238 SF MULTI TENANT OFFICE BUILDING FOR SALE

3105 N. WILKE ARLINGTON HTS, IL

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





31,238 SF MULTI TENANT OFFICE BUILDING FOR SALE

3105 N. WILKE ARLINGTON HTS, IL

## 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
	<b>\$43,282.04</b>	<b>\$519,384.43</b>	<b>\$16.63</b>

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