

FOR SALE

5 East College Drive

5 EAST COLLEGE DRIVE

Arlington Heights, IL 60004

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,600,000
NUMBER OF UNITS:	20
LOT SIZE:	1.56 Acres
BUILDING SIZE:	15,000 SF
OCCUPANCY:	99.4%
ZONING:	M-1

PROPERTY DESCRIPTION

Discover a remarkable investment opportunity within the heart of the Chicago area. This impressive 15,000 SF office building, boasting 20 units, offers an exceptional investment potential. Built in 1979, the property's M-1 zoning provides flexibility for a variety of office uses. With an outstanding 99.4% occupancy rate, it demonstrates strong tenant demand, ensuring a stable income stream. The property's prime location offers convenient access to major transportation routes, enhancing its appeal to potential tenants. Seize the chance to add this high-performing asset to your portfolio and capitalize on the robust Chicago office market.

PROPERTY HIGHLIGHTS

- Ample parking 43 spaces
- Hotels and restaurants nearby
- Landlord Occupies Building
- Tenant-controlled HVAC - 24-Hour Access
- Easy access to Route 53 and I-294
- Multi-story atrium building
- High-speed internet access

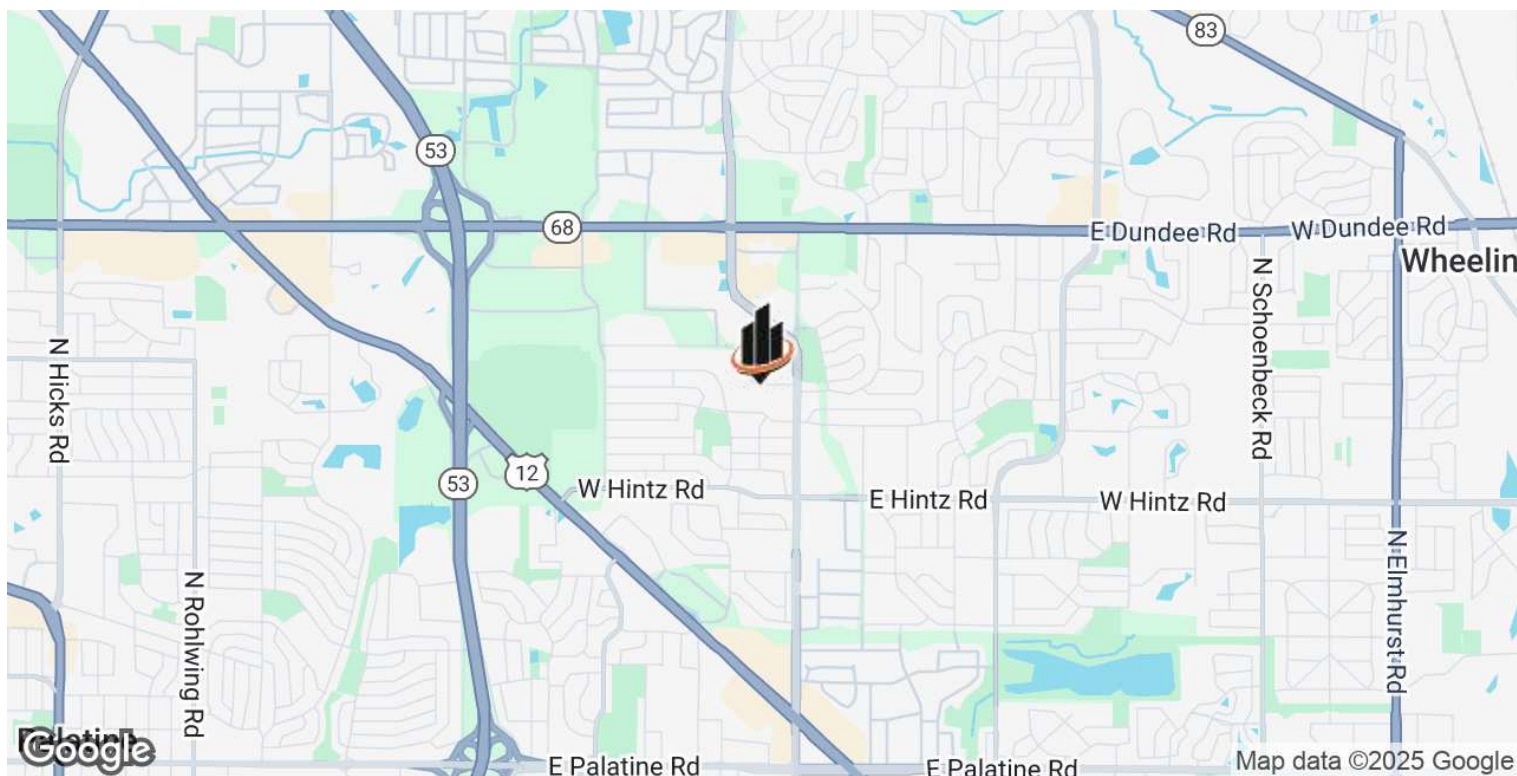
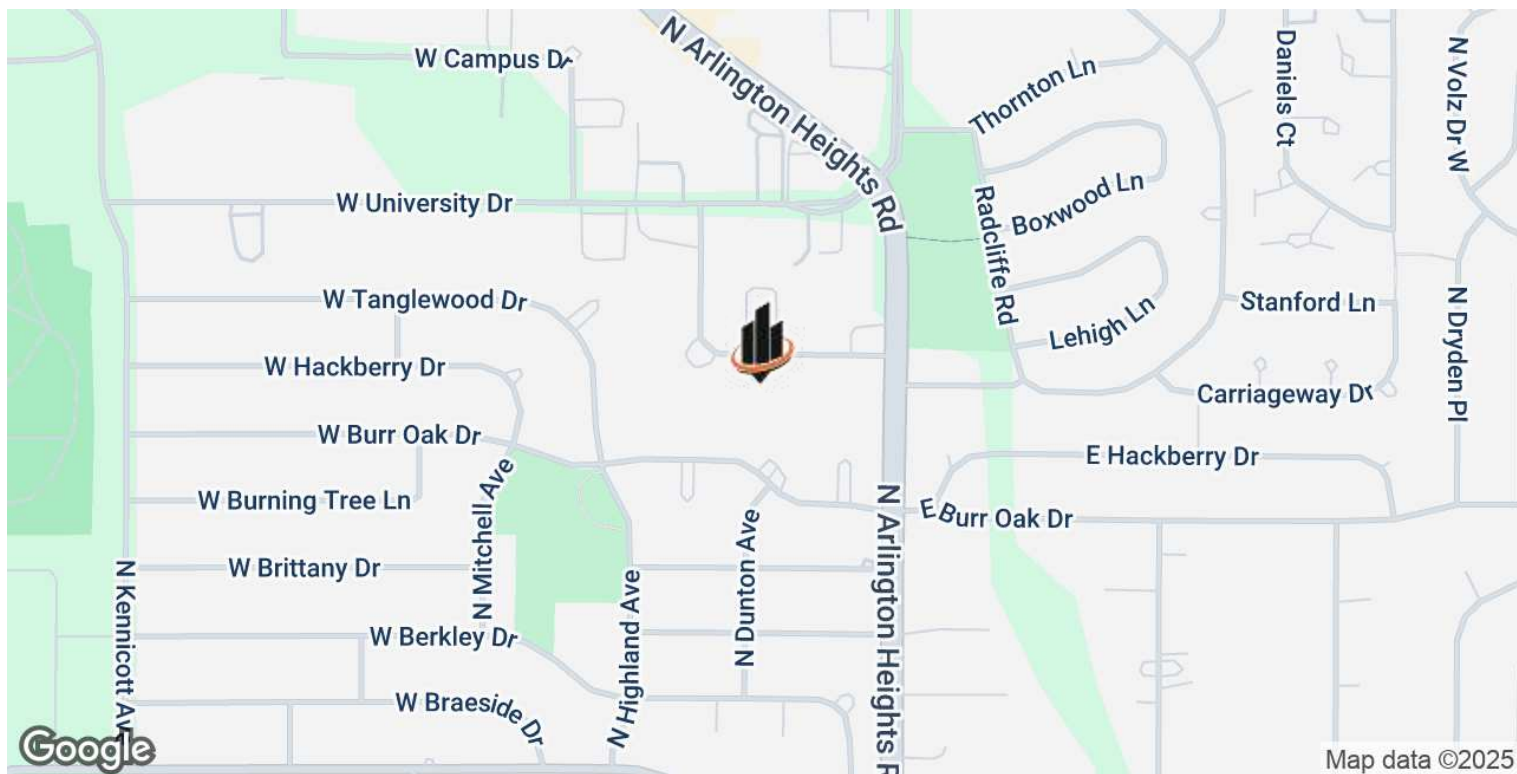
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ADDITIONAL PHOTOS



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LOCATION MAPS



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