

# J.R. WALKER, Inc.

REAL ESTATE BROKERAGE & DEVELOPMENT

1776 S. NAPERVILLE ROAD, SUITE 202-A  
WHEATON, ILLINOIS 60189

Ph: (630) 462-0075 E-Mail: [jrw@jrwalker.com](mailto:jrw@jrwalker.com)

## **TINLEY PARK OFFICE / RETAIL SPACE COURTYARD 78 CONDOMINIUM**

**7801 – 7807 W. 159<sup>TH</sup> St., Tinley Park, Il. 60477**

***FOR LEASE OR SALE***

**UNITS - 7801-7803-7805-7807 – 3,999 Sq. Ft.**



**FOR MORE INFORMATION, PLEASE CALL:**

**JEFF WALKER**

**(630) 462-0075**

**Email: [jrw@jrwalker.com](mailto:jrw@jrwalker.com)**

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7801-7807 W. 159<sup>TH</sup> St., Tinley Park, Il 60477  
Located at the SWC of 78th Ave. and 159<sup>th</sup> St.

**BUILDING SIZE:** 3,999 Gross Sq. Ft.  
**UNIT SIZE:** 4 Units – Approx. 1,000 sq ft each  
**LEASE RATE:** \$25.00 / sq ft Modified Gross  
**SALE PRICE:** \$599,000.00  
**CAM EXPENSE:** \$3.54 / Sq. Ft. - 2025  
**REAL ESTATE TAXES:** \$7.54 / Sq. Ft. - 2024  
**ZONING:** B-3 General Business and Commercial District

**EXCELLENT COMMERCIAL LOCATION**  
**GREAT FOR MEDICAL \* GENERAL OFFICE USE \* RETAIL**  
**50+ CAR PARKING**  
**BUILDING & MONUMENT SIGNAGE AVAILABLE**  
**FOUR INDIVIDUALLY CONTROLLED HEAT/AC UNITS**  
**THREE PRIVATE WASH ROOMS & KITCHENETT**  
**FUNCTIONAL OFFICE FLOORPLAN**  
**EXCELLENT CONDITION**

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