



County Farm Office Center

1N131 County Farm Rd, Winfield, IL 60190



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County Farm Office Center

\$1,200,000.00

Please Call Rocco Zaccaro 630.207.4434
Prime Medical Office Space Available in Winfield, IL!
Introducing a prime medical office space located at
1N131 County Farm Rd, Winfield, IL 60190. Currently
occupied by REGUS IWG (TOP TWO FLOORS).

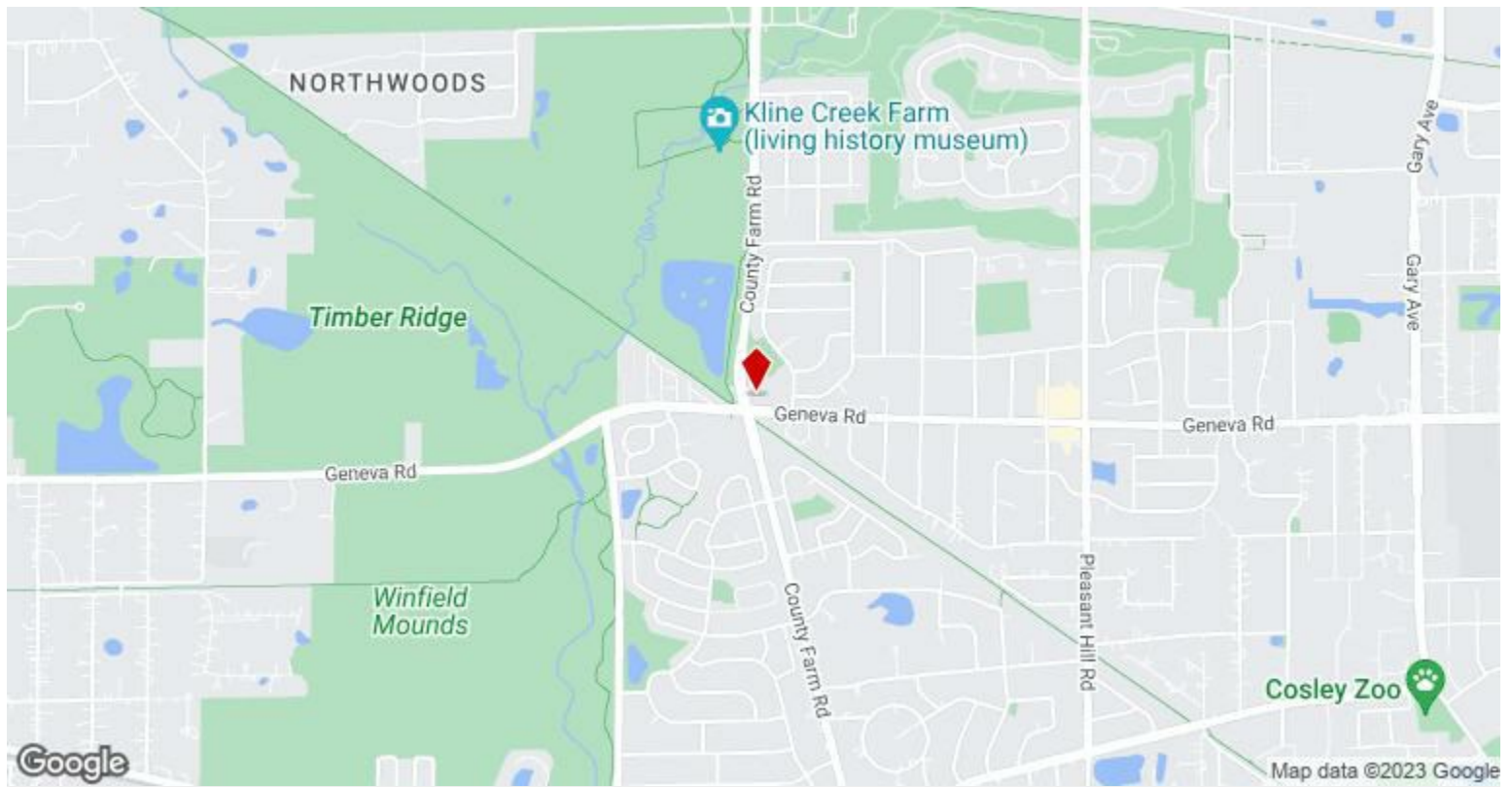
BASEMENT UNIT IS CURRENTLY VACANT +/-3000 SF.

This property offers a generous 13,900 rentable square feet, featuring many capital improvements, including a complete gut rehab in 2015/2016. With a signalized corner location and convenient ingress/egress from north/south and east/west bound traffic, this site benefits from heavy traffic count and excellent...

- Heavy Traffic Count
- Signalized Corner with Ingress/Egress from North/South Bound and East/West Bound Traffic
- Plenty of Parking
- Many Capital Improvements: Complete Gut Rehab in 2015/2016 The property was again updated in 2024. ~\$300K of renovations.
- Great for Investment and/or Owner User



Price:	<u>\$1,200,000.00</u>
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment
<u>STABILIZED CAP RATE</u>	<u>16.00%</u>
Lot Size:	149,797 SF
Rentable Building Area:	13,900 SF
Rentable Building Area:	13,900 SF
Sale Conditions:	Lease Option
No. Stories:	2
Year Built:	1987
Tenancy:	Single
Parking Ratio:	4/1,000 SF
Zoning Description:	B-1, Winfield



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Property Photos



Property Photos



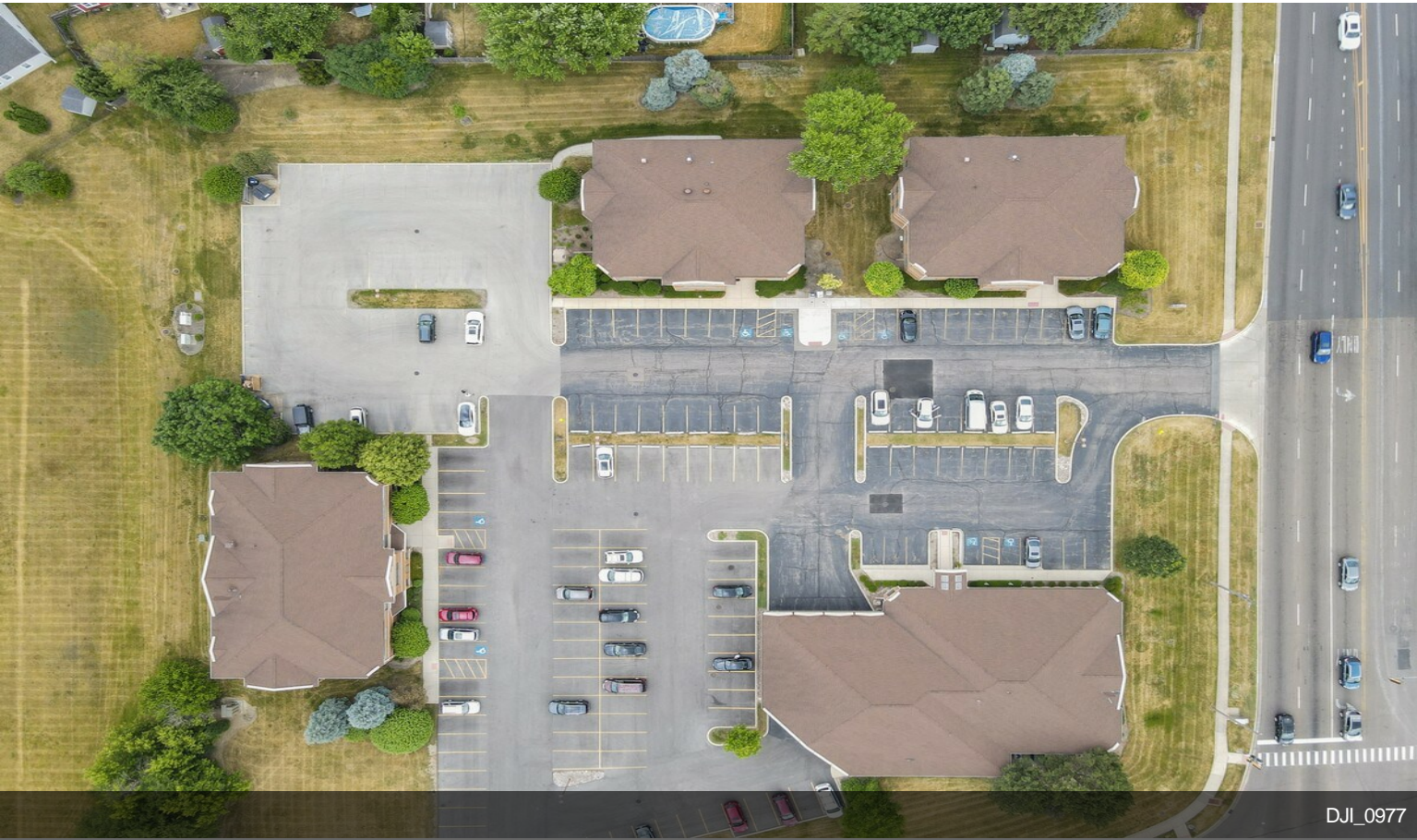
Property Photos



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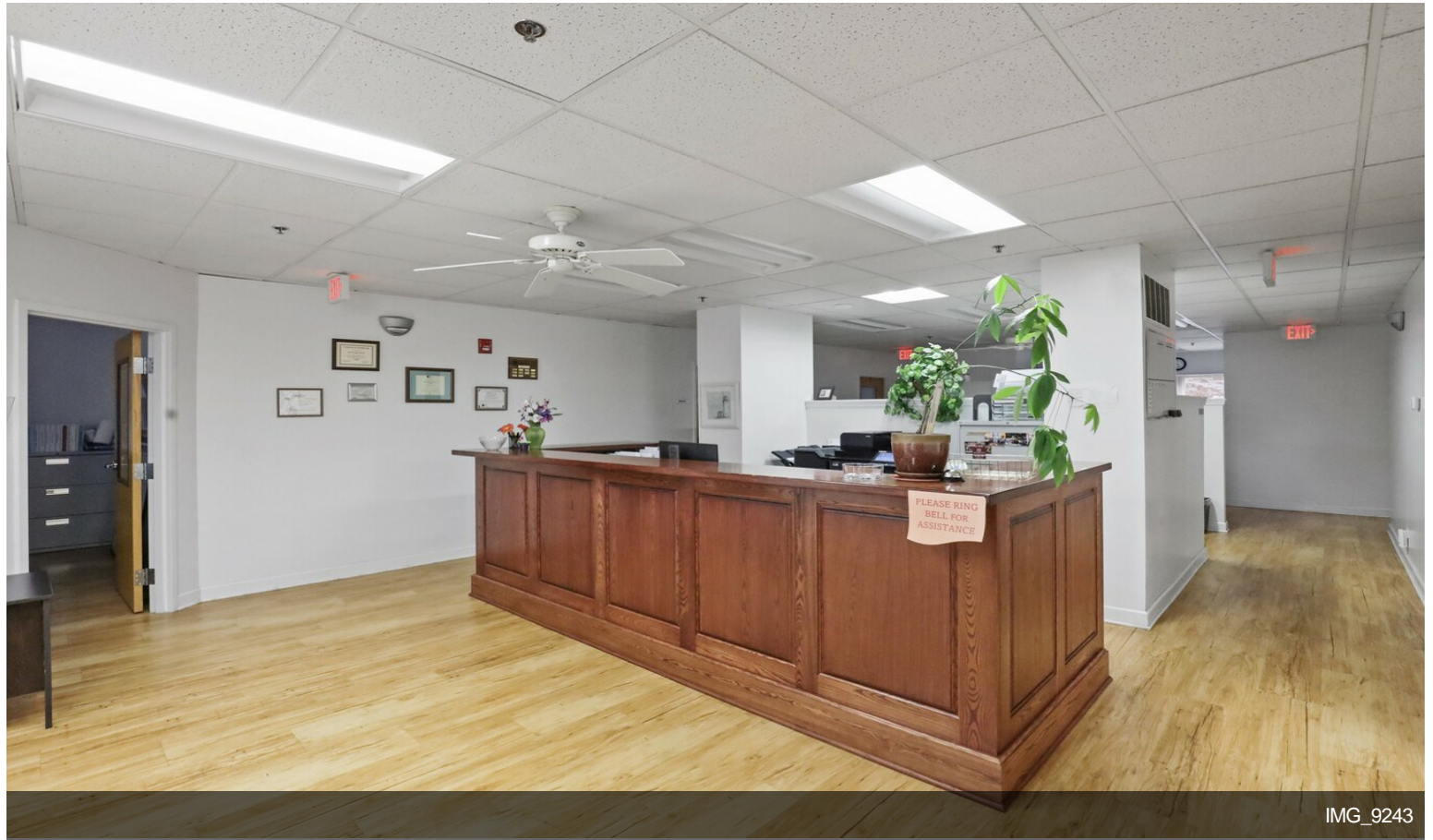


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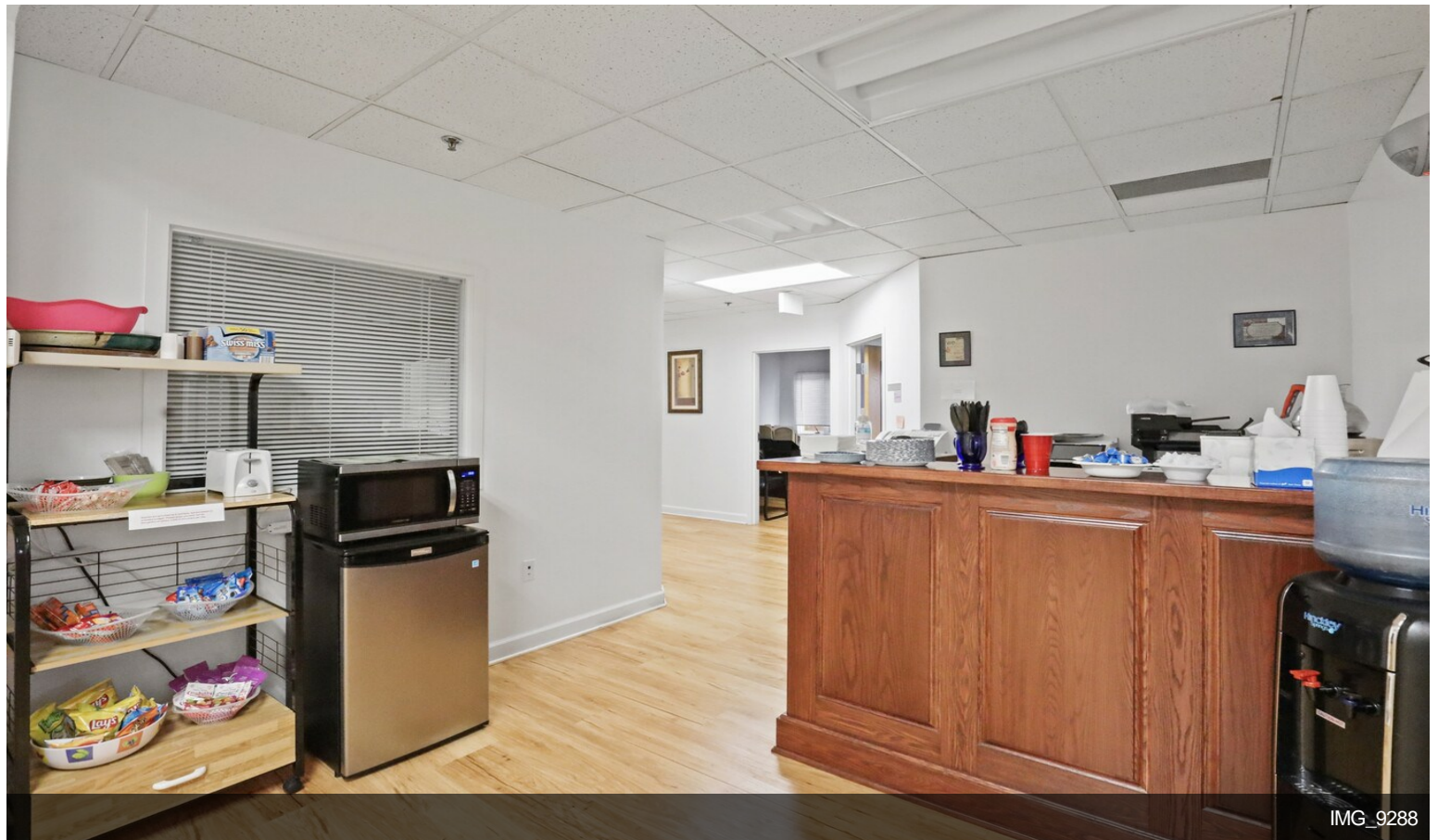


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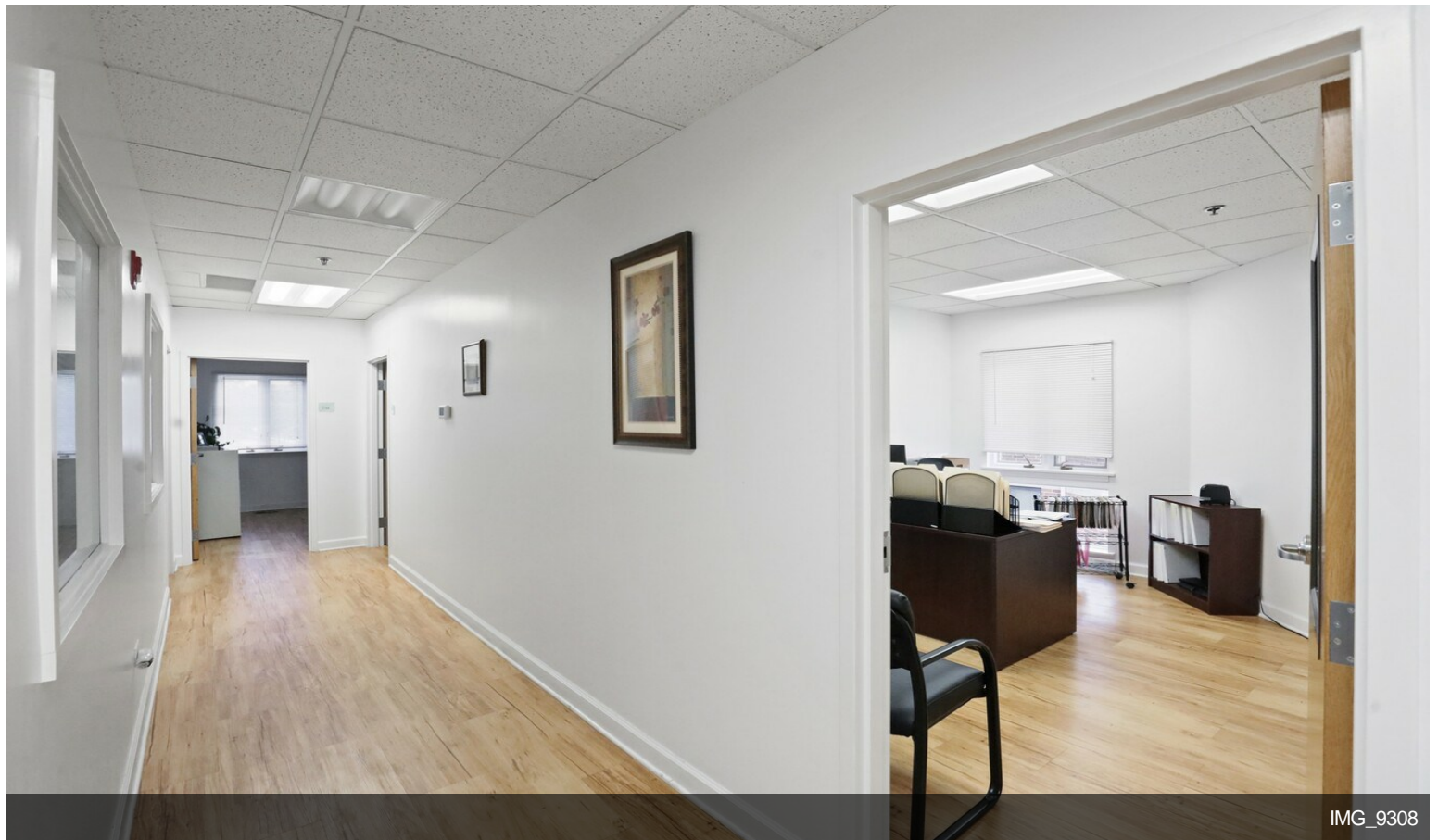
Property Photos



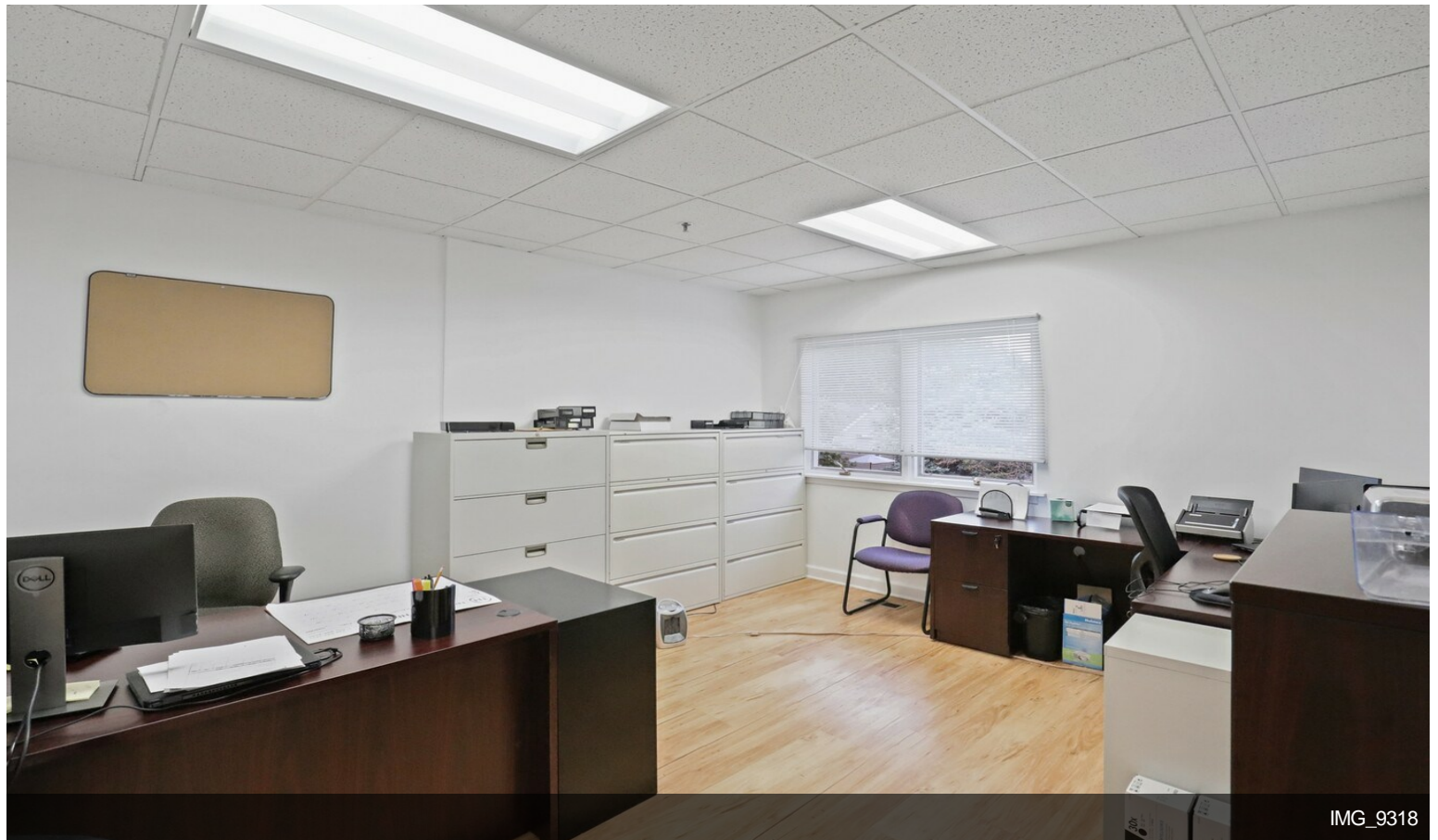
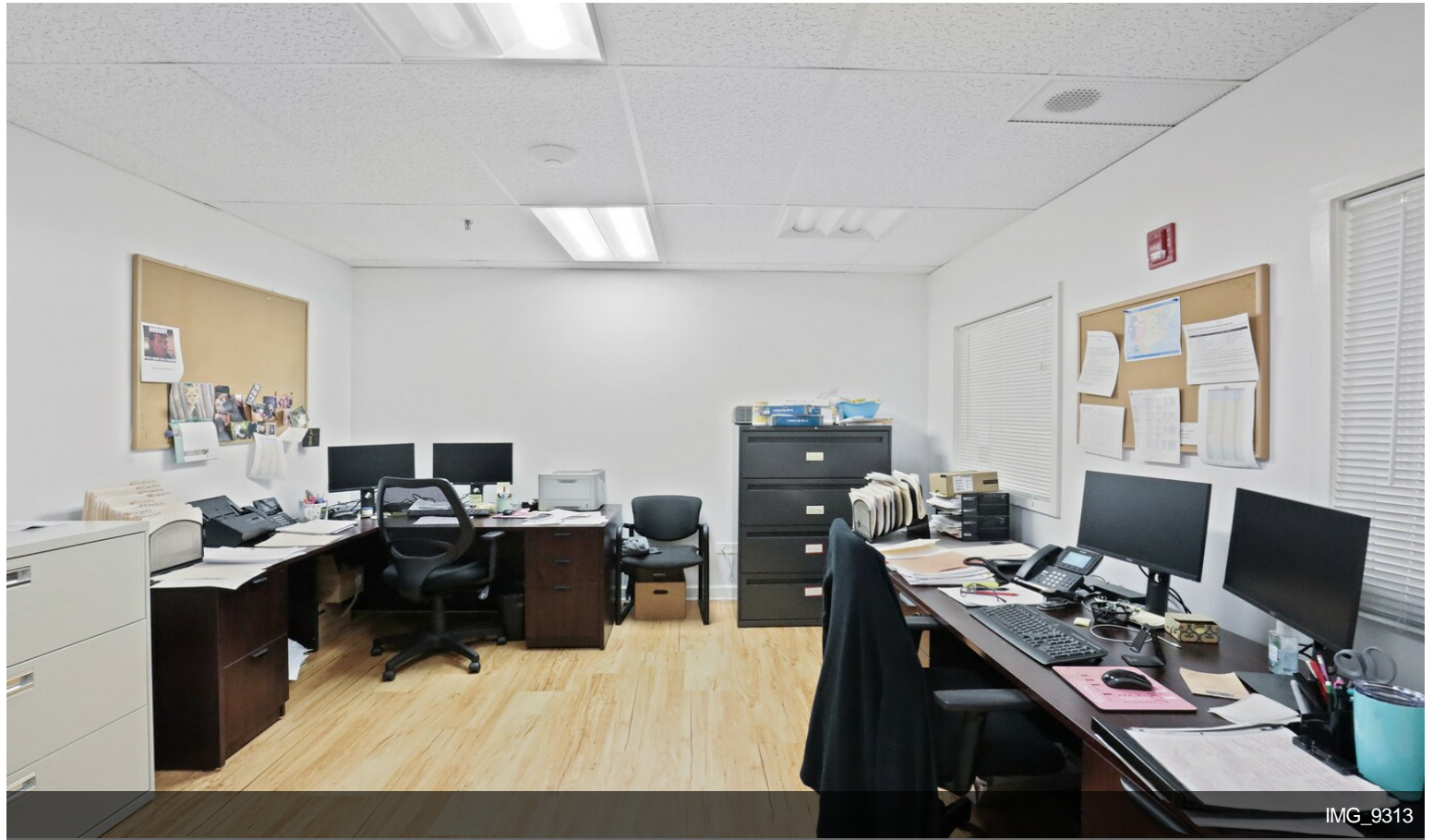
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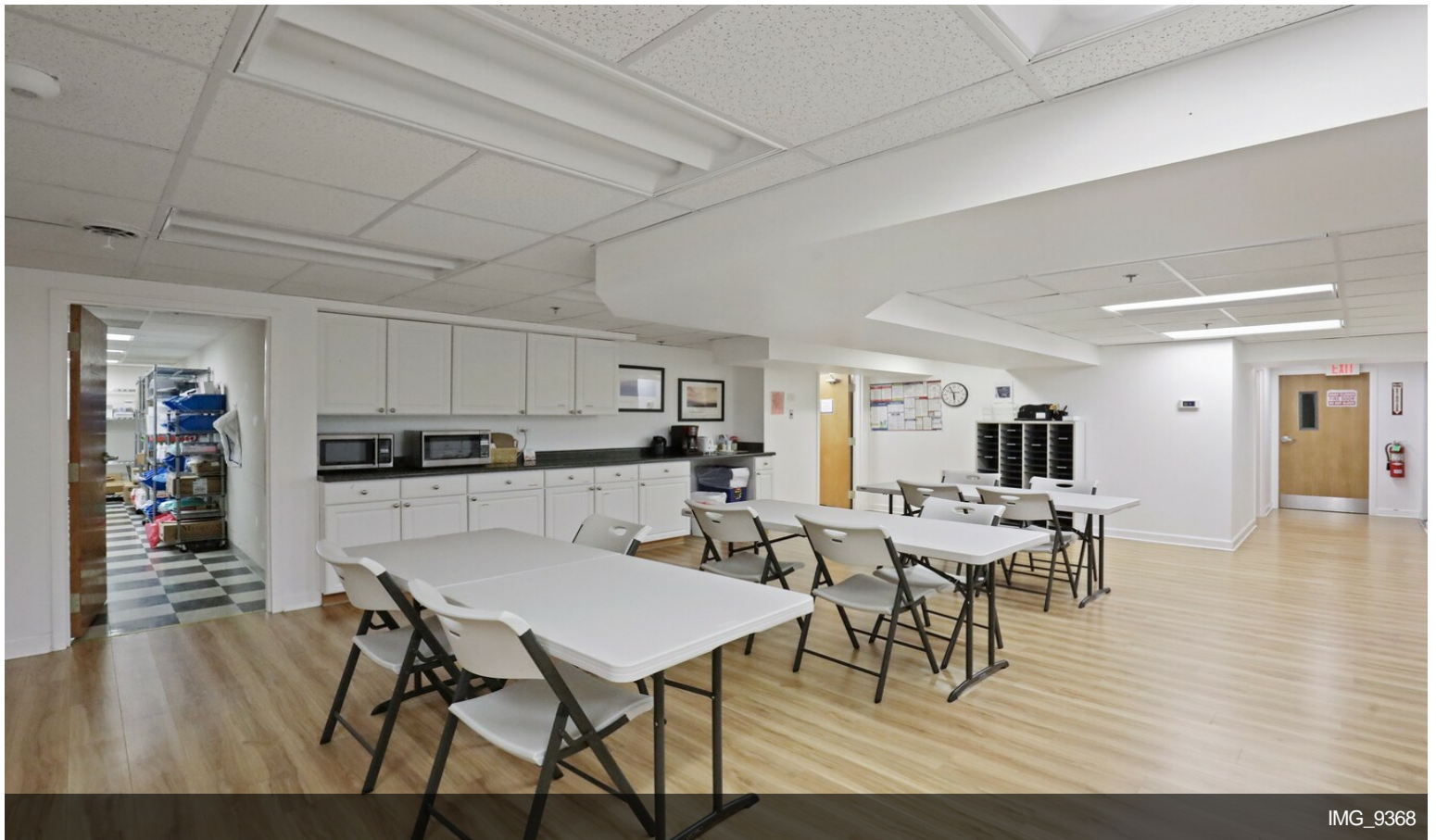
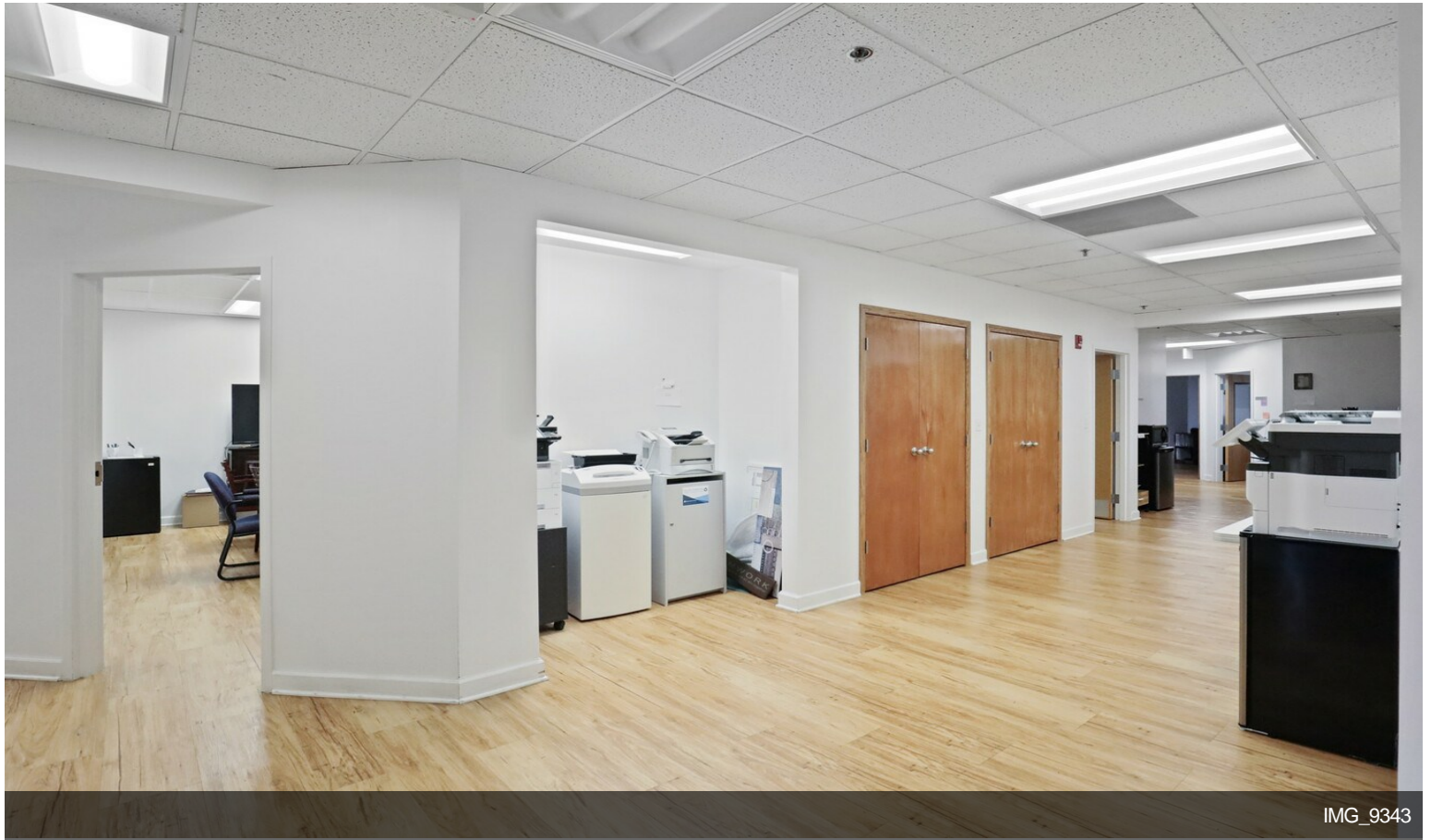
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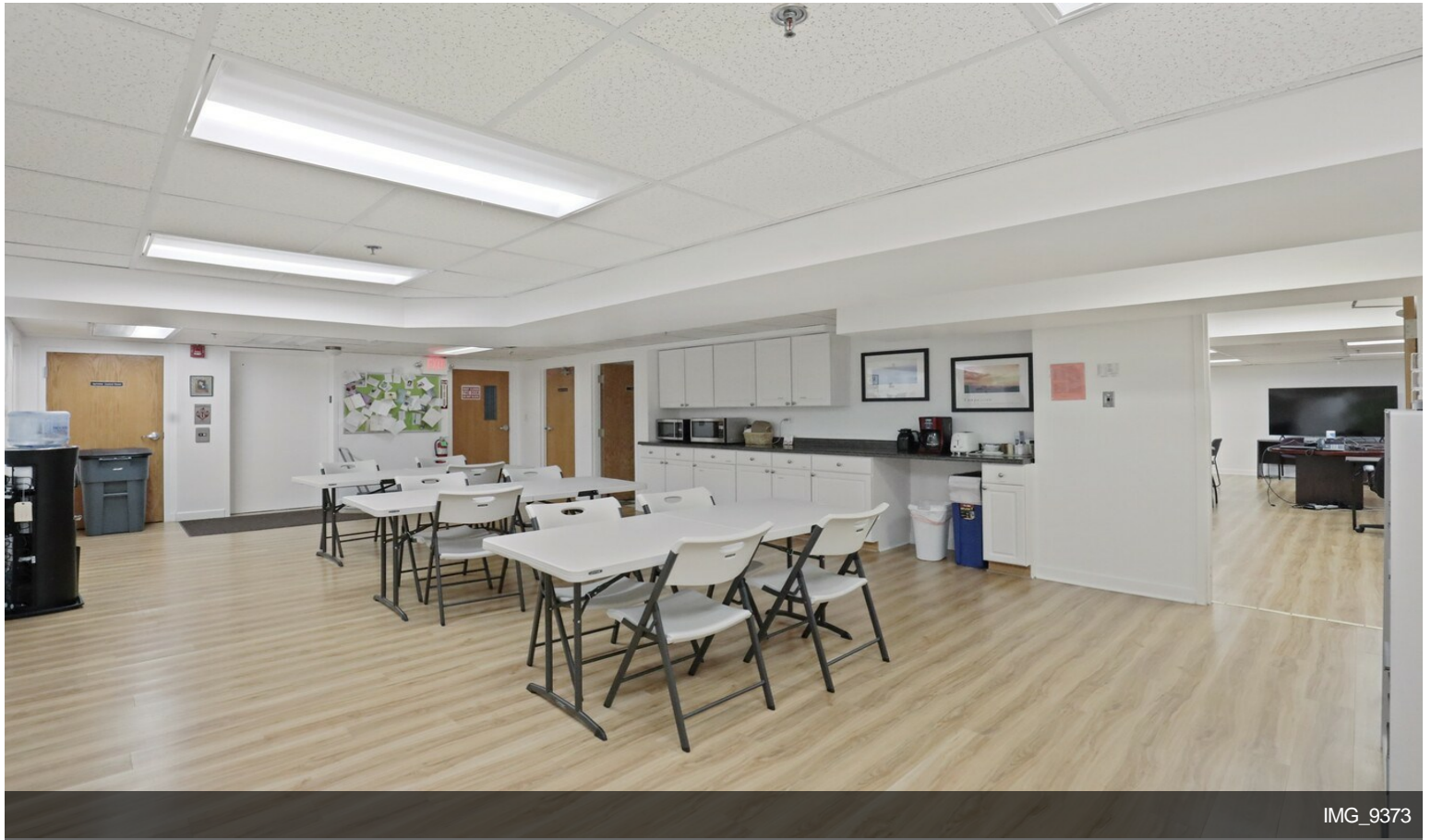
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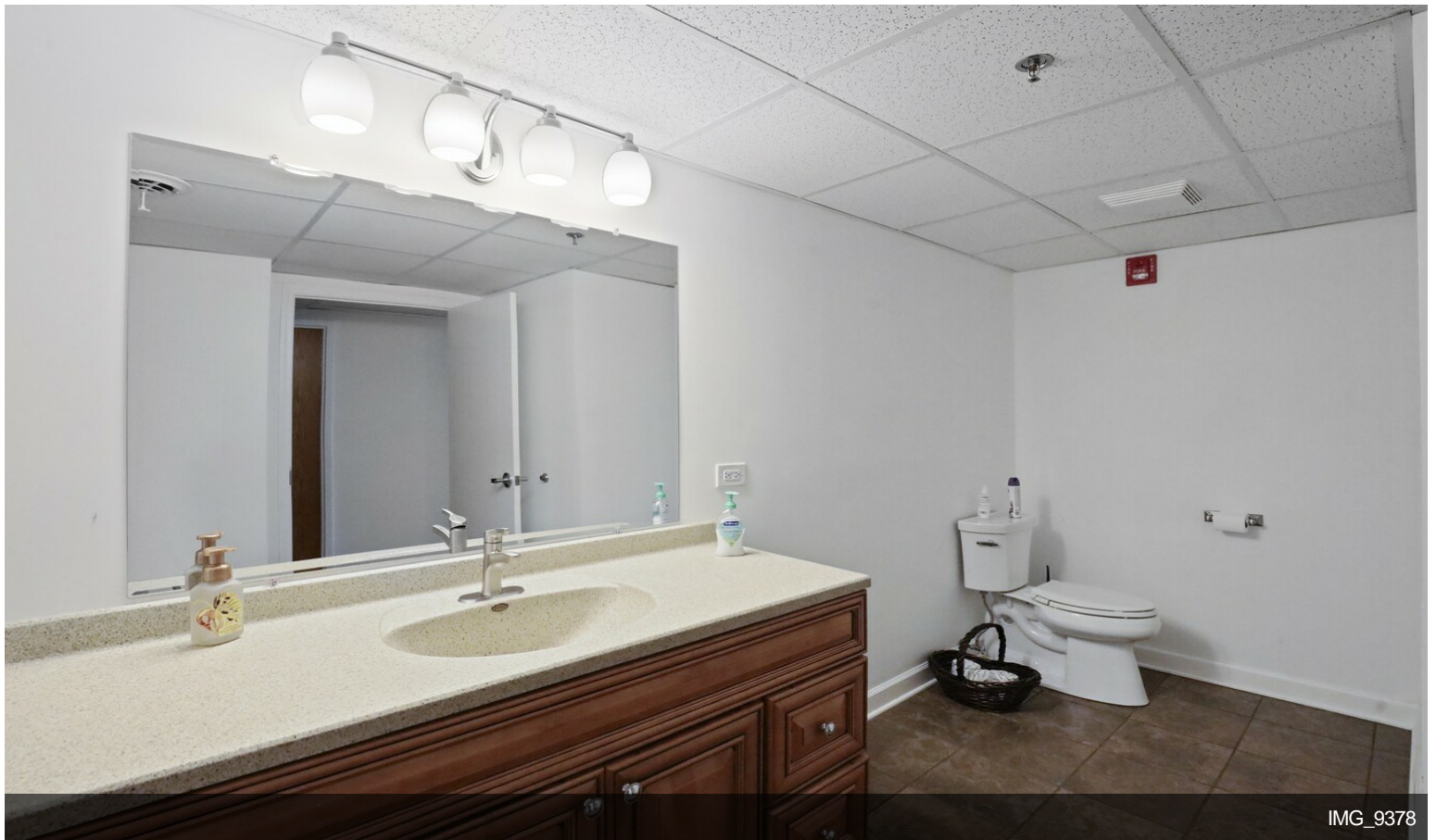
Property Photos



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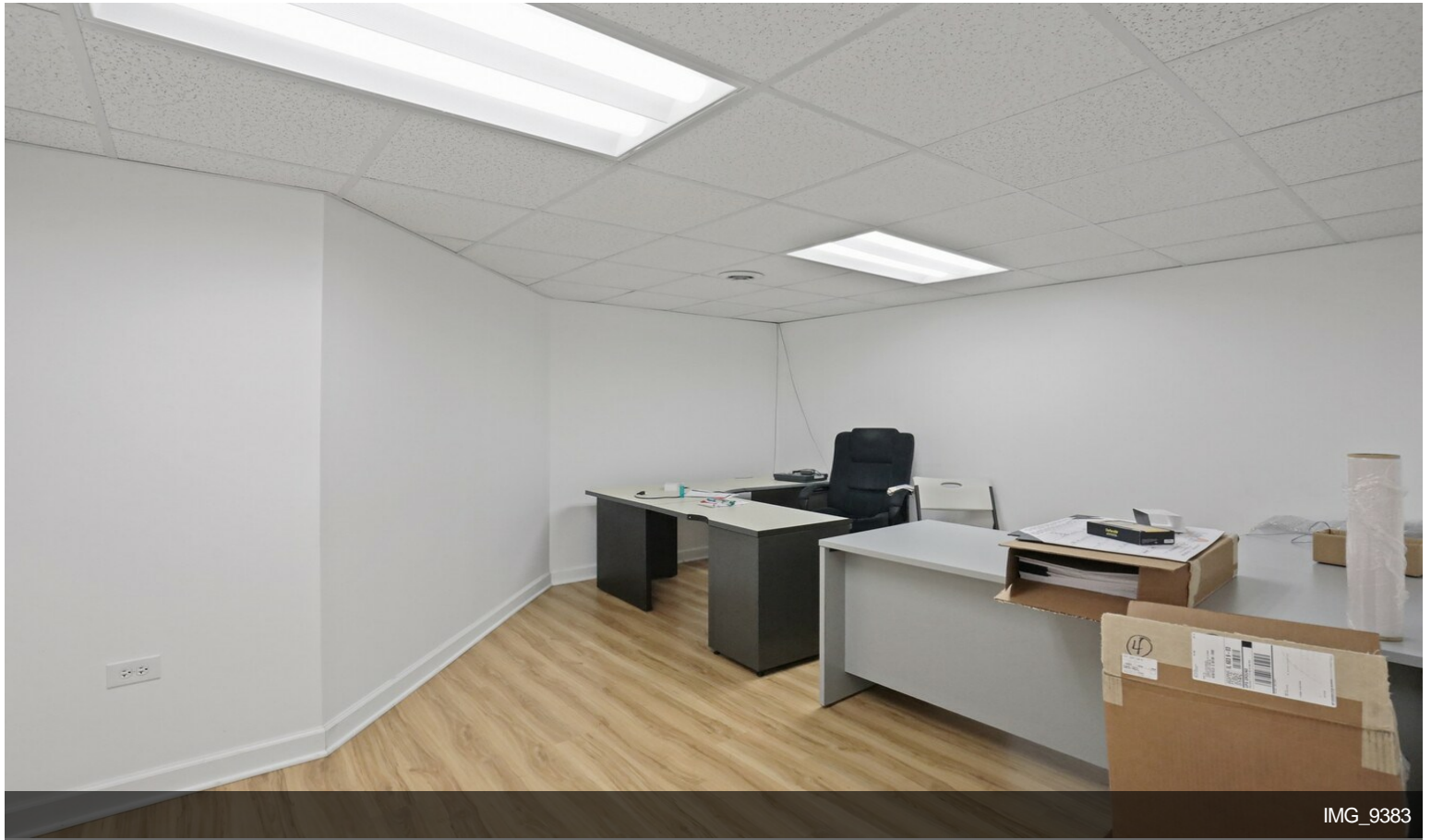


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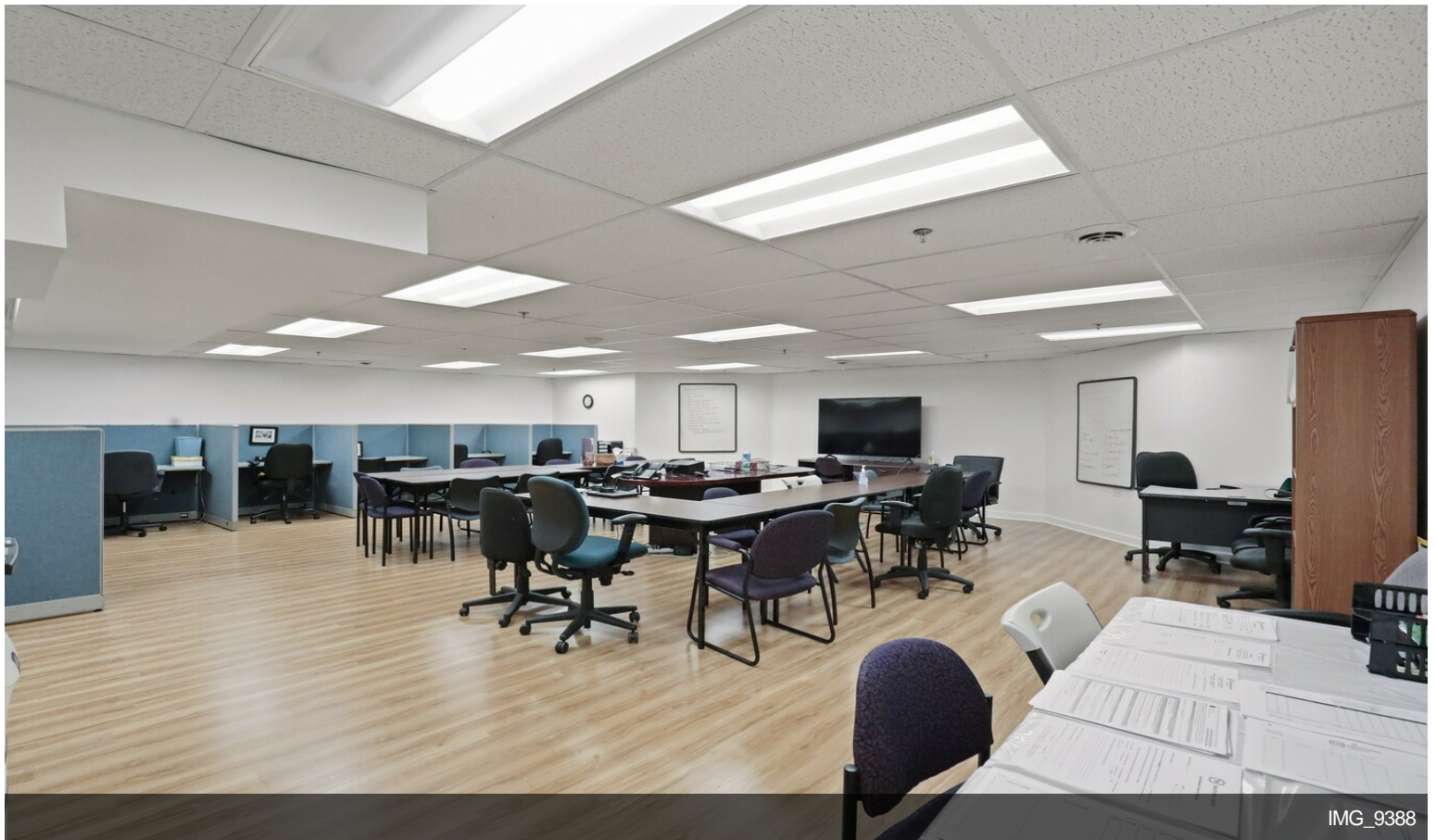


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Property Photos

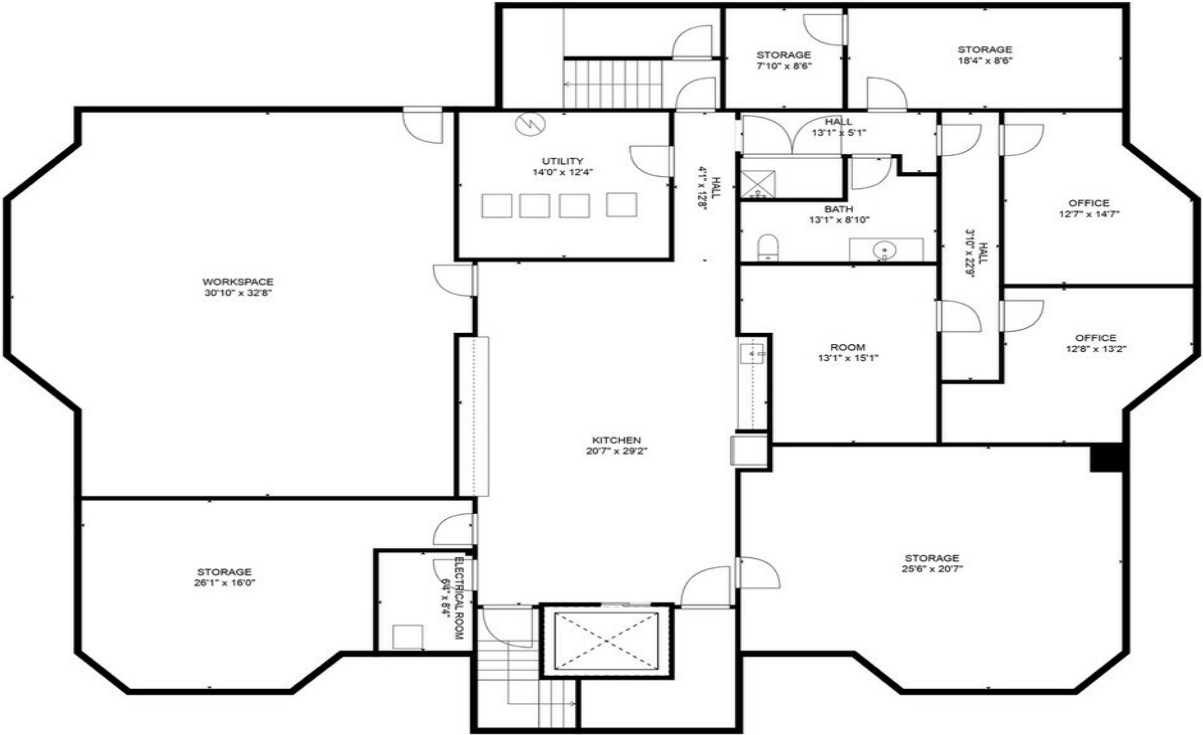


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Property Photos



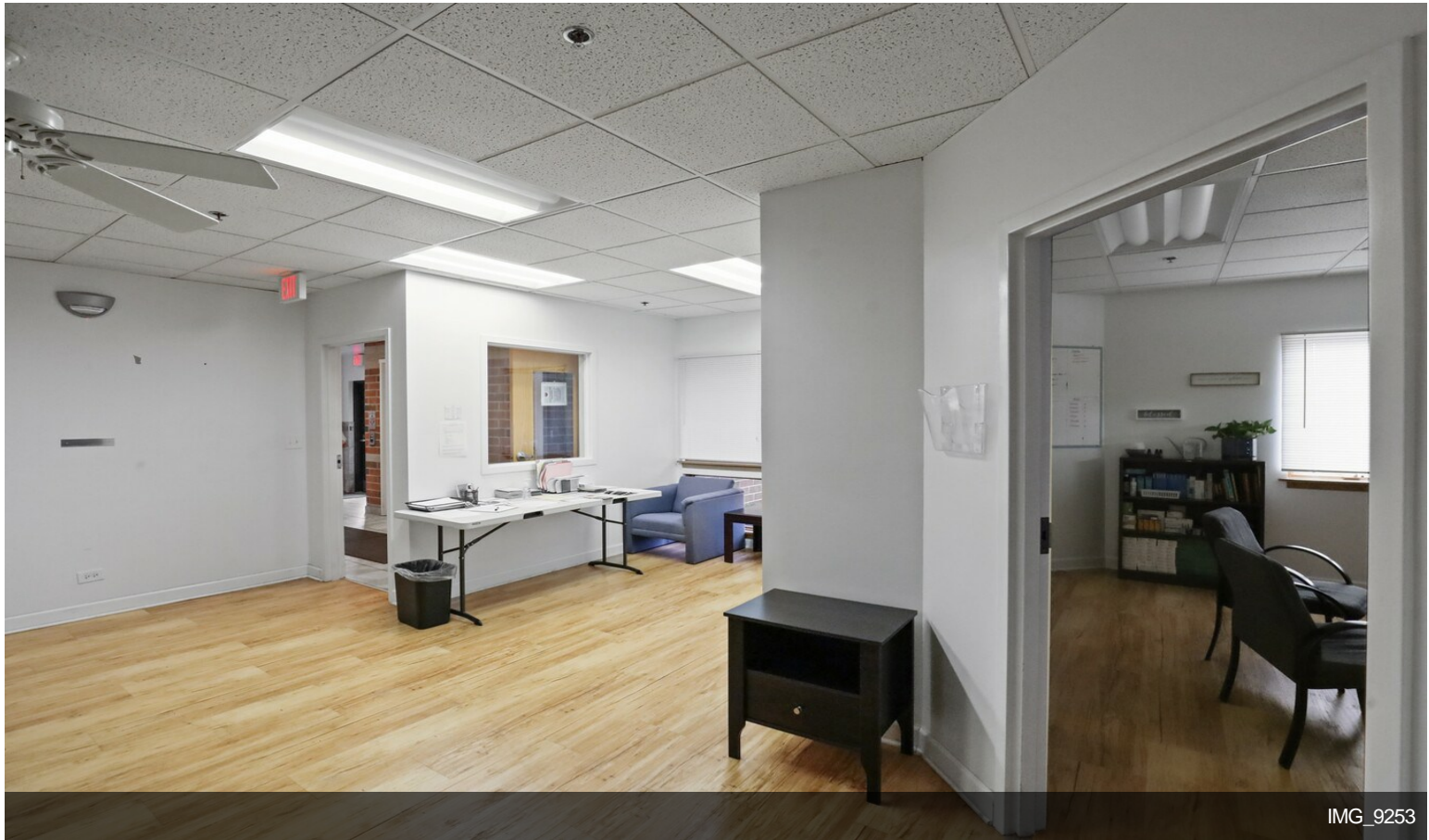
GROSS INTERNAL AREA
Below Ground: 2659 sq. ft, FLOOR 2: 4152 sq. ft
EXCLUDED AREAS: ELECTRICAL ROOM: 58 sq. ft
STORAGE: 1034 sq. ft
UTILITY: 174 sq. ft
TOTAL: 6811 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Basement floor_jpg_1n131_county_farm_road_wheaton

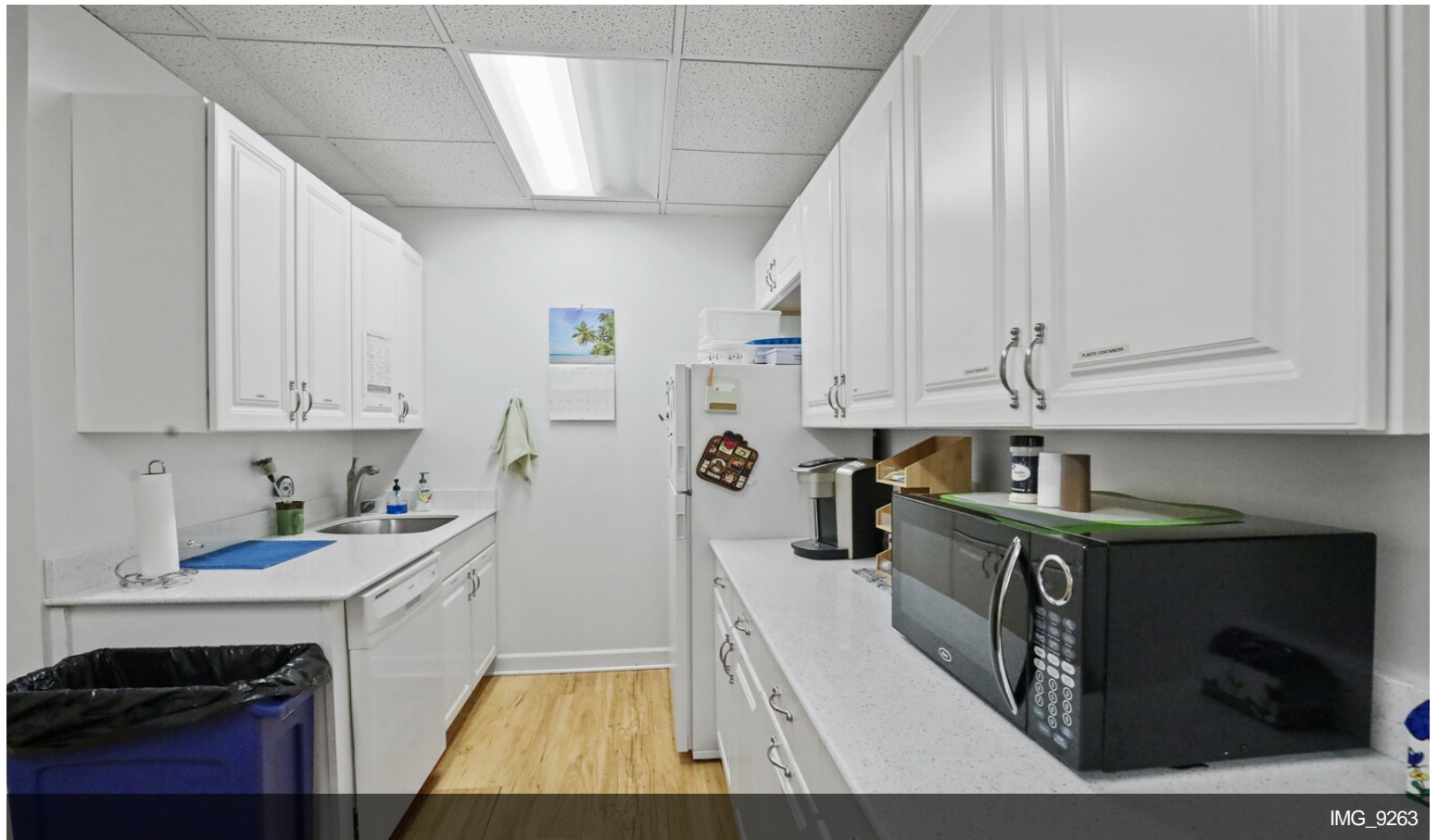


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main level_jpg_1n131_county_farm_road_wheaton

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Property Photos



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Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo

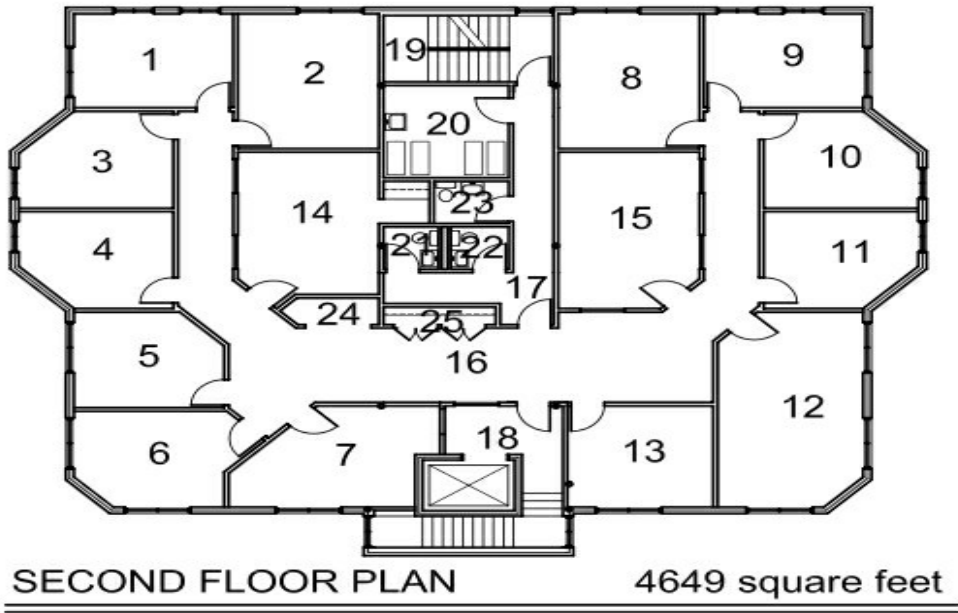


Building Photo

Property Photos

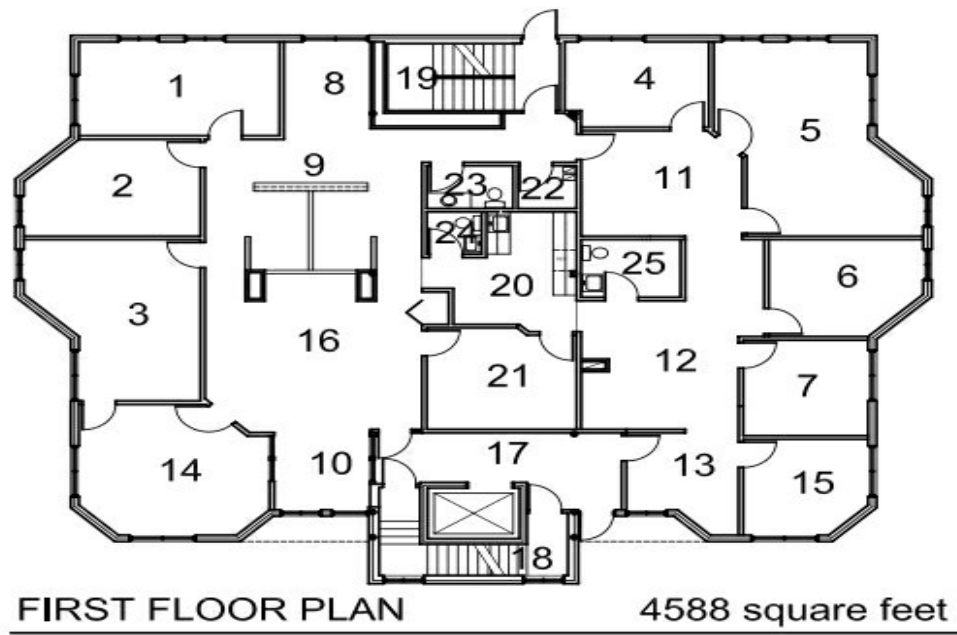


Building Photo



Building Photo

Property Photos



Building Photo