

5,330 SF BUILDING FOR SALE IN WILLIAMSBURG VILLAGE BUSINESS PARK

Investment Opportunity

- >> Multi-Tenant Building for Sale
- >> Up to 3,320 SF Could be Available for Owner Occupant
- >> Asking Price: \$530,000 (\$99.44 PSF)

**1623 COLONIAL PKWY
INVERNESS, IL**

VersaRES.com



EXECUTIVE SUMMARY

Versa Real Estate Services has been retained as the exclusive sales agent for 1623 Colonial Parkway located in the Williamsburg Village Business Park. The property is ideally situated 1.5 miles north of the highly traveled I-90 and Roselle Rd exit. The building has 5,330 SF that features office space for 5 tenants within the building. This is a great opportunity for an owner occupant to utilize 2,085 SF on the main level and add an additional 1,235 SF on the lower level for a total of 3,320 SF while collecting income from other spaces in the building.

BUILDING HIGHLIGHTS

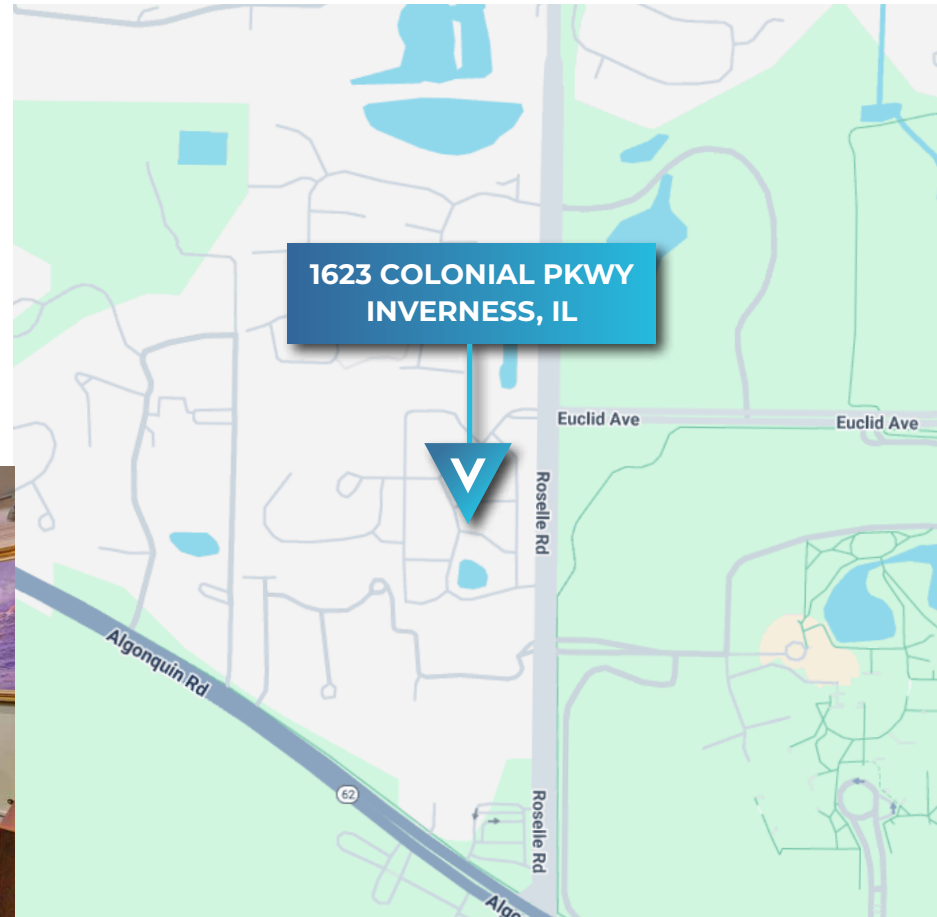
- 3 Levels of Office Space
- Private Offices in 4 Suites
- Restrooms on Each Level
- Pond Sits Directly Outside of Building

AREA AMENITIES

- 3.9 Miles to Woodfield Mall
- 1.5 Miles from Roselle Rd and I-90 Exit
- Within 5 Miles to 3 Golf Courses and 2.5 Miles to Golf Rd. and Roselle Rd. Intersection with Restaurants and Retail Shops.

PROPERTY SUMMARY

Asking Price	\$530,000 (\$99.44 PSF)
Available SF	2,885 SF UP TO 3,320 SF
Building SF	5,330 SF
Year Built	1983
Zoning	B-2



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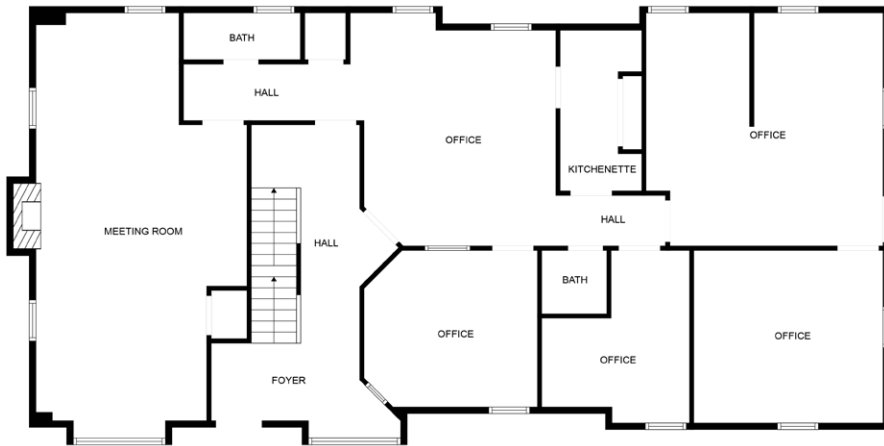
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1623 Colonial Pkwy | 5,330 SF

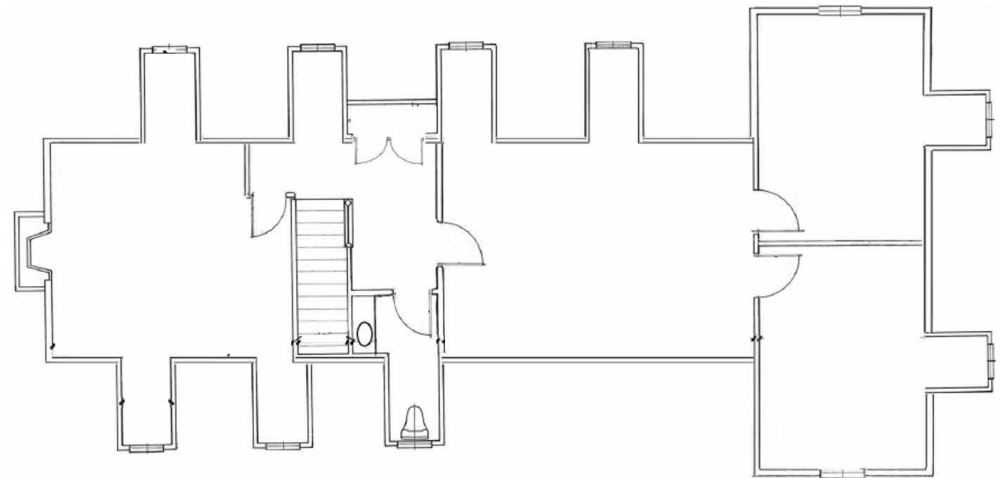
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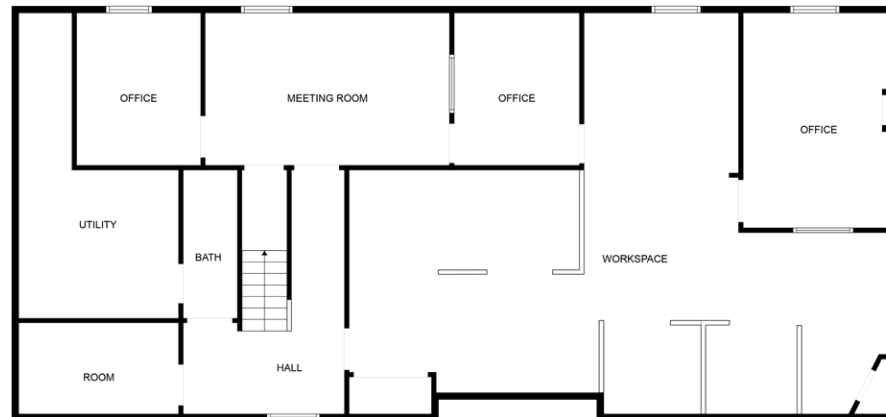
Main Floor



Second Floor



Lower Level



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INVESTMENT / OWNER USER BUILDING FOR SALE



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