

SALE

850 W Bartlett Rd

850 W BARTLETT RD

Bartlett, IL 60103

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,552,000
LOT SIZE:	4.32 Acres
BUILDING SIZE:	9,496 SF
NOI:	\$105,024.00
CAP RATE:	6.77%

PROPERTY DESCRIPTION

Prime commercial property at 850 W Bartlett Rd, Bartlett, IL. This 9,496 SF building sits on a 4.32-acre lot with ample parking and a modern design. Ideal for various business uses with great curb appeal and high visibility at a signalized corner.

The Village of Bartlett is a dynamic, business-friendly community poised for growth and opportunity. Located just 35 miles northwest of downtown Chicago, it boasts easy access to major highways, rail lines, and O'Hare International Airport, making it ideal for businesses seeking connectivity and convenience.

The community's proactive approach to economic development includes streamlined permitting processes, competitive tax incentives, and a commitment to supporting local entrepreneurs. Bartlett's strategic location within the greater Chicago area means businesses can tap into one of the nation's largest markets while enjoying the benefits of a close-knit, supportive community. Bartlett offers a vibrant quality of life that attracts employees and families alike. From scenic parks and award-winning schools to a charming downtown filled with local shops and restaurants, the village combines small-town charm with big-city amenities.

PROPERTY HIGHLIGHTS

- Major reduction in property taxes

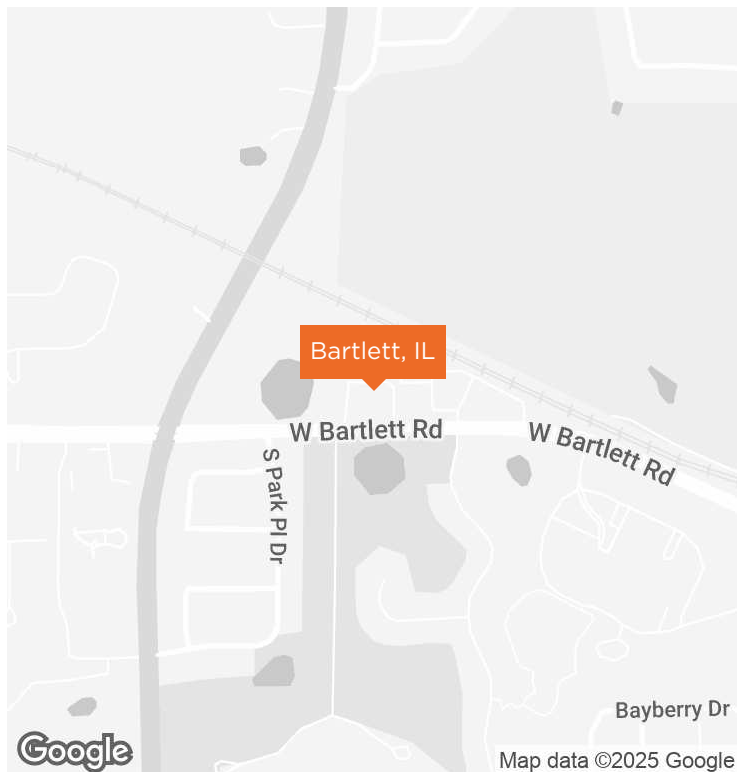
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FLOOR PLAN



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BARTLETT, ILLINOIS INFORMATION



LOCATION DESCRIPTION

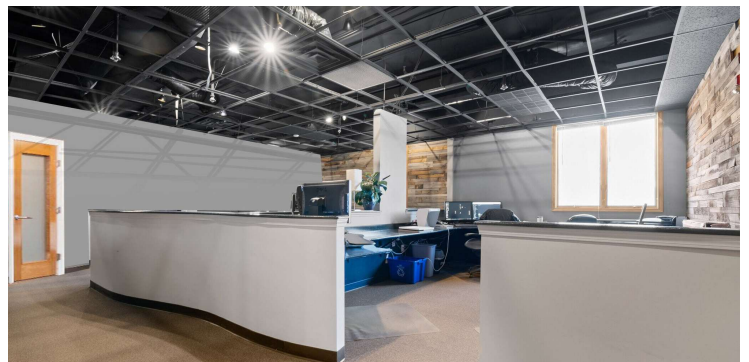
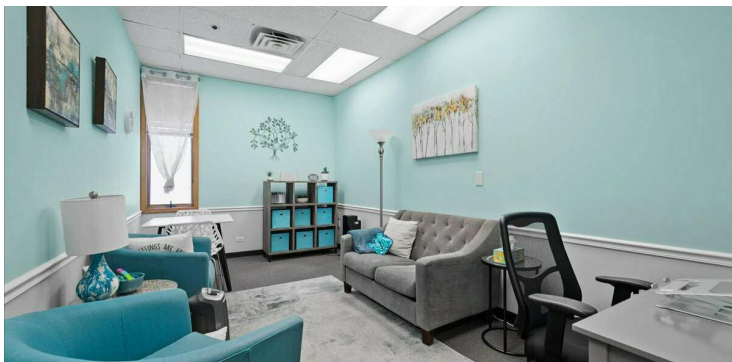
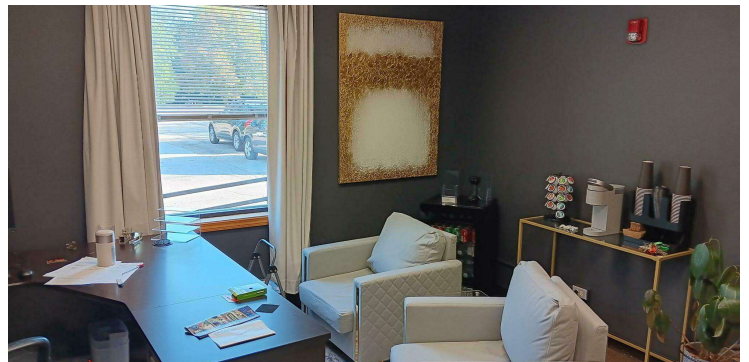
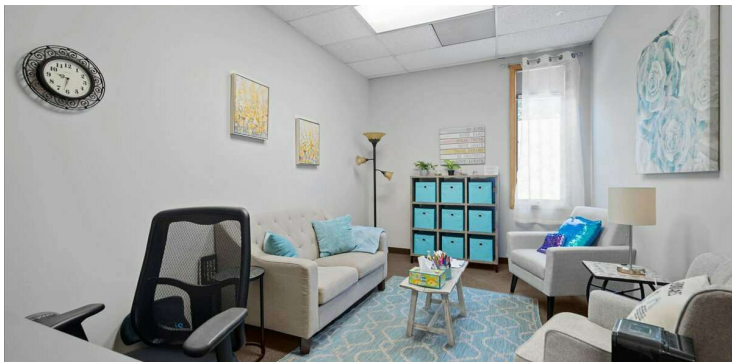
850 W Bartlett Road is located in a thriving area of Bartlett, a vibrant suburb approximately 35 miles northwest of Chicago. This location benefits from excellent accessibility, with Route 59 and Interstate 90 nearby, ensuring smooth connectivity to surrounding areas. The property is surrounded by a mix of residential neighborhoods and commercial hubs, offering a blend of convenience and community. Nearby, you'll find a variety of dining options, shopping centers, and essential services, all complemented by the natural beauty of local parks and open spaces. Its prime position makes it a sought-after spot for businesses and visitors alike.

Bartlett is more than a place on the map—it's a thriving economic ecosystem. The village is surrounded by prosperous businesses and bustling economic hubs, offering opportunities for collaboration, expansion, and access to a robust talent pool. A diversified economy, ranging from industrial and manufacturing to retail and professional services, ensures businesses of all types find their place in Bartlett.

For businesses seeking a strategic location with unparalleled opportunities and a welcoming community, Bartlett, Illinois, is the place to grow and succeed. Whether launching a new venture or expanding an established enterprise, Bartlett offers the resources, connectivity, and support to help your business thrive.

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ADDITIONAL PHOTOS



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