



**SALE / LEASE**

## Freestanding Commercial Property Prime For Redevelopment

**1240 ILLINOIS 83**

Bensenville, IL 60106

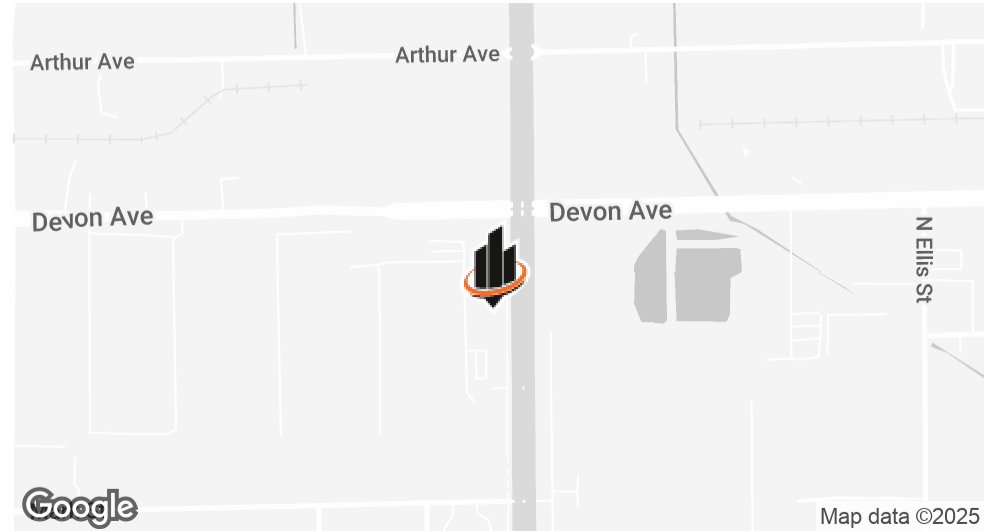
**PRESENTED BY:**

**RONALD WEISSENHOFER**

O: 630.712.2573

[ronald.weissenhofer@svn.com](mailto:ronald.weissenhofer@svn.com)

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,380,000
<b>LEASE RATE:</b>	\$6,800.00 per month (Gross)
<b>NUMBER OF UNITS:</b>	17
<b>AVAILABLE SF:</b>	4,214 SF
<b>LOT SIZE:</b>	1.5 Acres
<b>BUILDING SIZE:</b>	4,214 SF

### RONALD WEISSENHOFER

O: 630.712.2573

ronald.weissenhofer@svn.com

## PROPERTY DESCRIPTION

Rare standalone building, with medical offices, on 1.5 acres of land. Recently renovated, in great condition and suitable for medical or other business uses. The property is located on a busy thoroughfare with +39,000 VPD. Owner/User or Investor/Redevelopment opportunity.

## HIGHLIGHTS

- Renovated in 2021 Building is in great condition
- Building is suitable for medical or any type of business
- 17 separate rooms
- C-2 zoning
- Located on heavy traffic roadways
- Owner/user or investor

## LEASE SPACES



### LEASE INFORMATION

<b>LEASE TYPE:</b>	Gross	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	4,214 SF	<b>LEASE RATE:</b>	\$6,800.00 per month

### AVAILABLE SPACES

SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
-----------	------------	------------	-------------

4,214 SF	Gross	\$6,800 per month	Well-maintained spaces suitable for various uses, including medical practices or any business seeking a professional environment. Boasting 17 separate rooms, this property provides ample space for versatile layouts.
----------	-------	-------------------	---

#### RONALD WEISSENHOFER

O: 630.712.2573

ronald.weissenhofer@svn.com

## INTERIOR PHOTOS

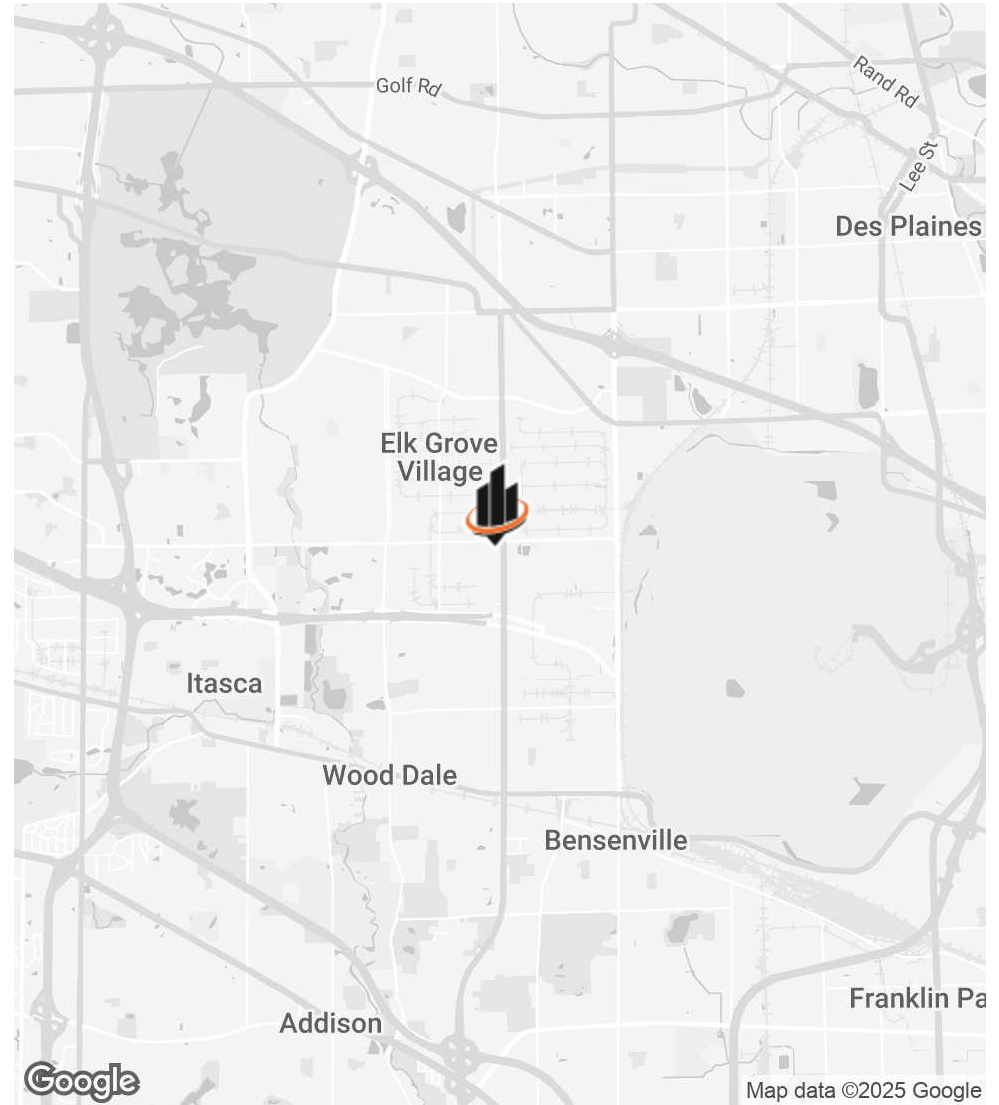
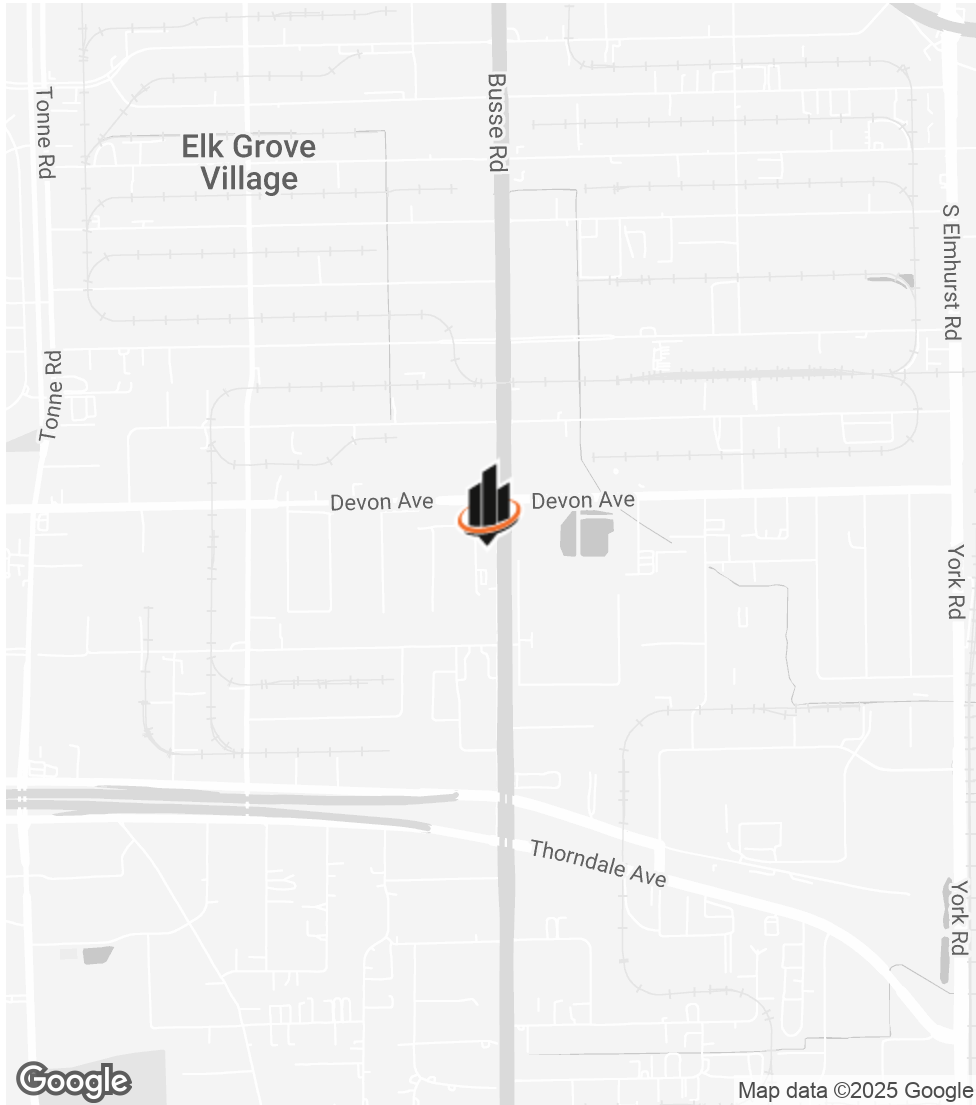


**RONALD WEISSENHOFER**

O: 630.712.2573

[ronald.weissenhofer@svn.com](mailto:ronald.weissenhofer@svn.com)

# LOCATION MAPS



**RONALD WEISSENHOFER**

O: 630.712.2573

ronald.weissenhofer@svn.com

# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

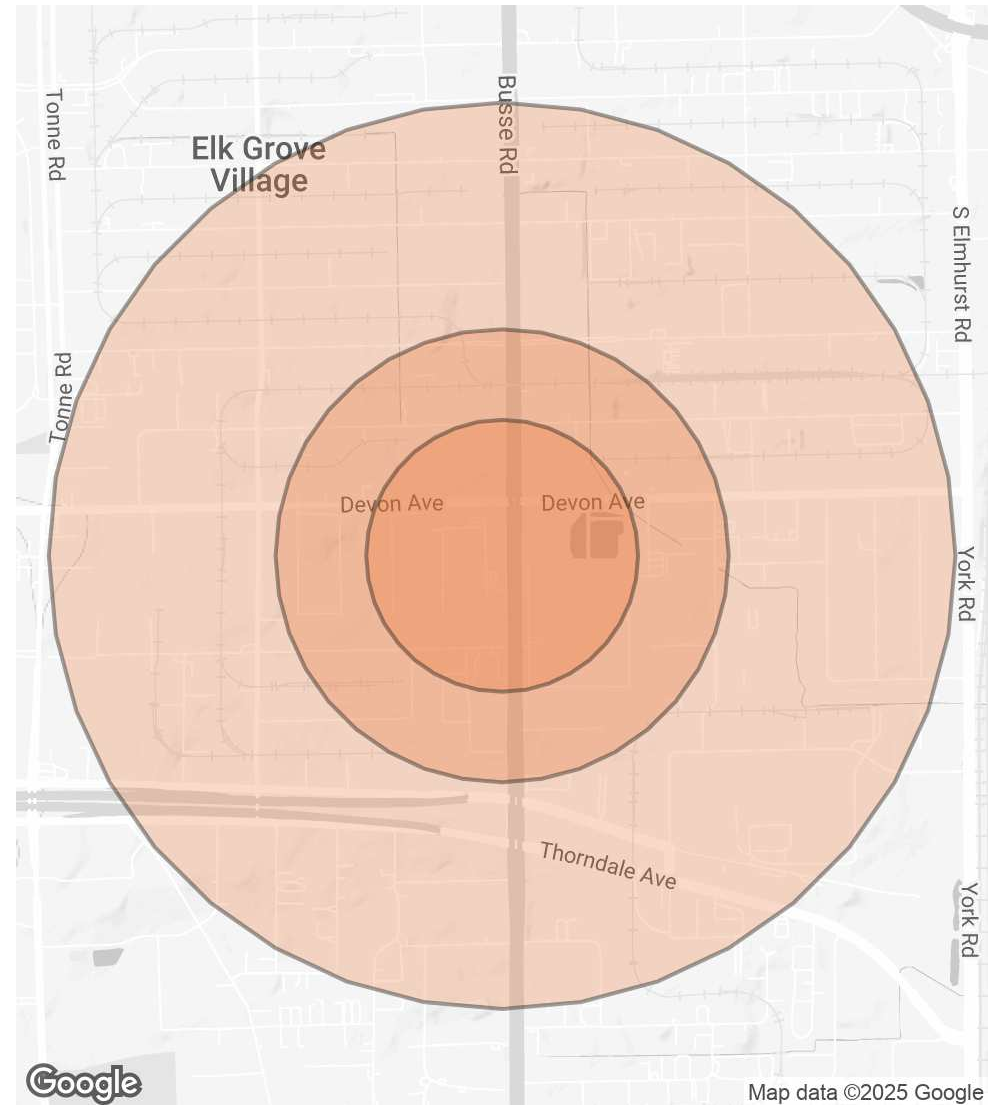
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	139	242	365
AVERAGE AGE	42	42	43
AVERAGE AGE (MALE)	42	42	42
AVERAGE AGE (FEMALE)	42	42	43

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	55	96	145
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$119,906	\$119,906	\$122,368
AVERAGE HOUSE VALUE	\$413,820	\$413,820	\$404,520

Demographics data derived from AlphaMap



**RONALD WEISSENHOFER**

O: 630.712.2573

ronald.weissenhofer@svn.com

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

### RONALD WEISSENHOFER

O: 630.712.2573

ronald.weissenhofer@svn.com