

14,000 SF

Investment or User/Investor Property For Sale



BROWN
COMMERCIAL GROUP, INC.

150 ELIZABETH DR., ARLINGTON HEIGHTS, IL 60005

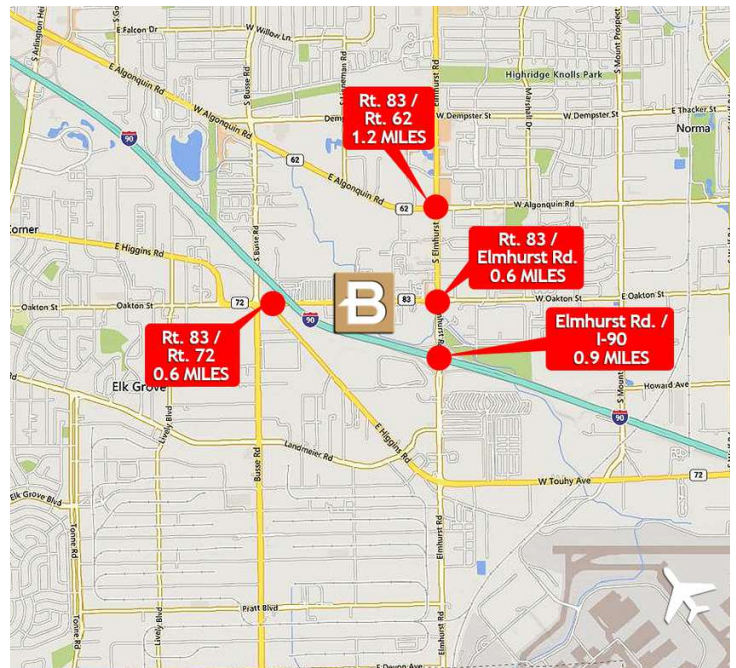


LOCATION DESCRIPTION

Multi unit building with rental income in place. Building recently updated with upgraded plumbing, upgraded electrical, and new roof. Fantastic location with easy access to Rt. 72, Rt. 83, and full I-90 interchange at Elmhurst Road.

PROPERTY OVERVIEW

- 14,000 SF Multi-Tenant Industrial Property
- 7 Units
- 10' Clear Height
- I1 Zoning
- 200-600 Amp, 240 Volt Power
- Triple Basin Floor Drains
- Sale Price: \$1,550,000



MASON HEZNER

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1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

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No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

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UNIT	SF	GROSS RENT	LEASE END	\$/SF
2420 Hamilton, Unit A*	2,654	\$ 3,000.00	10/31/2026	\$ 13.56
2420 Hamilton, Unit B	1,862	\$ 4,200.00	10/31/2028	\$ 27.07
2424 Hamilton Dr.	1,564	\$ 3,250.00	10/31/2028	\$ 24.94
120 Elizabeth Dr.	2,340	\$ 2,550.00	10/31/2028	\$ 13.08
150 Elizabeth Dr., Unit A* <i>owner unit/user space</i>	1,566	\$ 1,696.50 <i>estimate</i>		\$ 13.00
150 Elizabeth Dr., Unit B	1,857	\$ 3,000.00	2/28/2029	\$ 19.39
150 Elizabeth Dr., Unit C	2,157	\$ 2,700.00	10/31/2028	\$ 15.02
	14,000	\$ 20,396.50		

EXPENSES

			\$ 20,396.50	
R/E Taxes (2024)	\$	57,194.03	x	12
Insurance	\$	9,000.00		
Utilities/Operating Expenses	\$	21,600.00		
	\$	87,794.03		
			\$ 244,758.00	Gross Annual Income
			\$ 156,963.97	Net Annual Income

*Unit is Office Only

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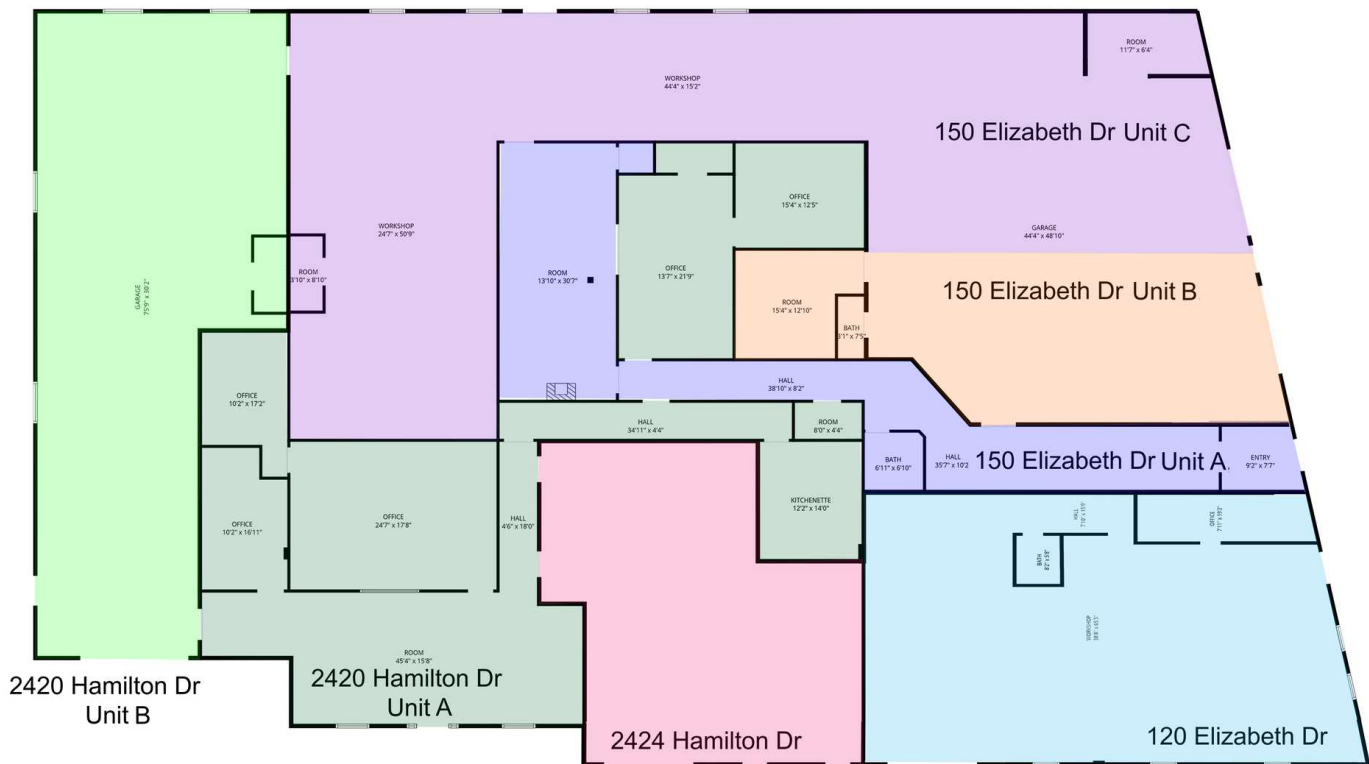
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MEASUREMENTS ARE CALCULATED BY SCANNING PROCESS. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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