

# OFFICE BUILDING FOR SALE

**3230 EXECUTIVE DRIVE**

3230 Executive Drive Joliet, IL 60431



**SALE PRICE**

**\$875,000**

**Nick Ferro**

(815) 405-3679

nferro@cbcregroup.com

**Keith Conroy**

(815) 347-2756

keithconroy35@gmail.com

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# SUMMARY

**3230 EXECUTIVE DRIVE**  
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## PROPERTY DESCRIPTION

Presenting a prime commercial opportunity at 3230 Executive Drive, Joliet, IL, 60435. This impeccably maintained 8,007 SF office building, constructed in 1996, offers three separate units ideal for office space with the ability to divide further. Zoned R-B, this property represents a sound investment in the thriving Joliet area. With 100% occupancy, investors can capitalize on a steady income stream from day one. The prime location coupled with the property's strong rental history makes it an attractive option for discerning office building investors seeking a turnkey opportunity in a sought-after market.

## PROPERTY HIGHLIGHTS

- 8,007 SF office building
- Three+ separate units
- Built in 1996
- Zoned R-B
- 100% occupancy

## OFFERING SUMMARY

Sale Price:	\$875,000
Number of Units:	3
Lot Size:	32,708 SF
Building Size:	8,007 SF
NOI:	\$46,547.00
In Place Cap Rate:	5.32%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	200	591	3,994
Total Population	453	1,348	9,506
Average HH Income	\$99,736	\$102,225	\$103,214

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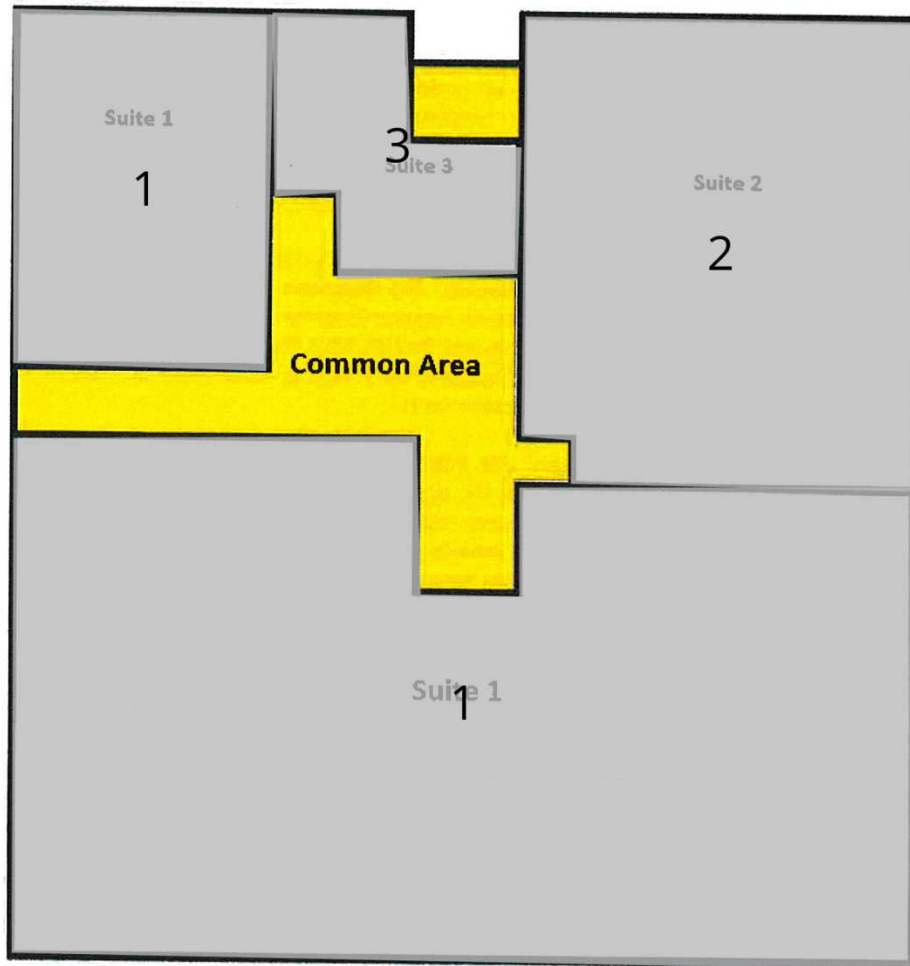


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# SPACE PLAN

**3230 EXECUTIVE DRIVE**  
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	SUITE	TENANT	TYPE
■	1	EDI	Full Service
■	1	EDI	Full Service
■	2	BP & O Group	Full Service
■	3	Attorney	Full Service

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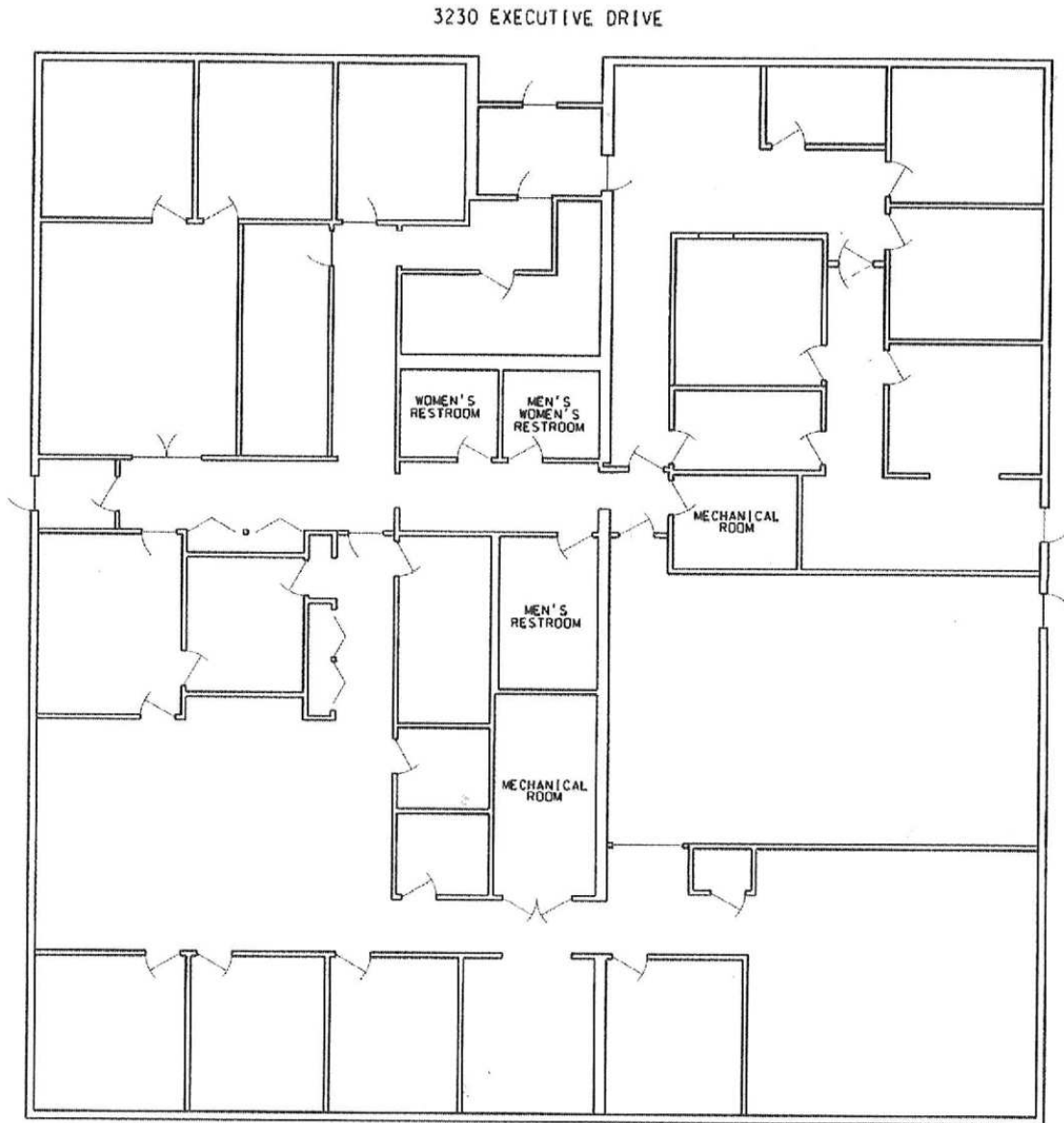
**Keith Conroy**  
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# FLOOR PLAN

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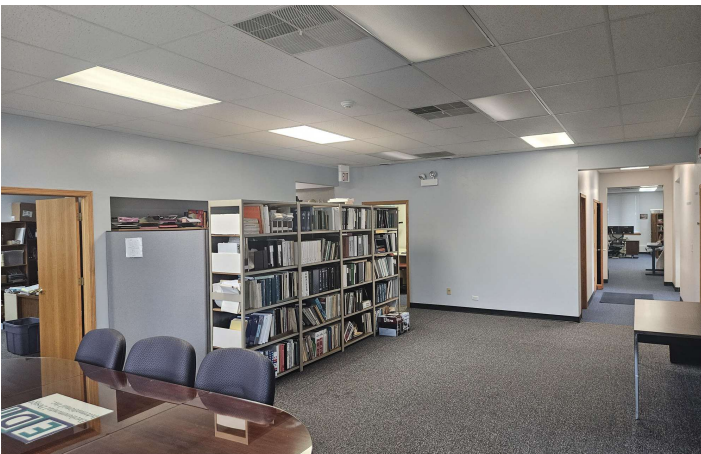
**Keith Conroy**  
(815) 347-2756  
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# PHOTOS

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# FINANCIAL SUMMARY

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## INVESTMENT OVERVIEW

	EXISITING	PROFORMA
Price	\$875,000	\$875,000
Price per SF	\$109	\$109
GRM	8.38	5.8
CAP Rate	5.32%	10.40%
Total Return (yr 1)	\$46,547	\$91,012

## OPERATING DATA

	EXISITING	PROFORMA
Gross Scheduled Income	\$104,450	\$150,852
Operating Expenses	\$57,903	\$59,840
Net Operating Income	\$46,547	\$91,012



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# INCOME/EXPENSE

3230 EXECUTIVE DRIVE

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## INCOME SUMMARY

### GROSS INCOME

## EXISTING

\$104,450

## PROFORMA

\$150,852

## EXPENSES SUMMARY

Insurance

\$3,600

\$3,600

Real Estate Taxes

\$26,063

\$28,000

Utilities/CAM

\$18,700

\$18,700

Cap Ex

\$7,800

\$7,800

Administrative

\$1,740

\$1,740

### OPERATING EXPENSES

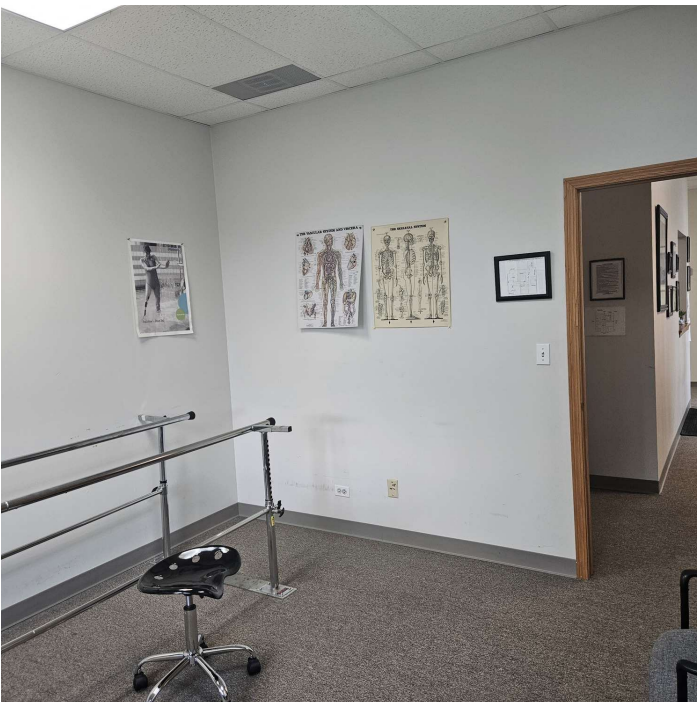
\$57,903

\$59,840

### NET OPERATING INCOME

\$46,547

\$91,012



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# SALE

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SUITE	TENANT NAME	SIZE SF	LEASE START	LEASE END
1	EDI, Inc	5,815 SF	6/1/23	5/31/26
2	BP & O Group	1,832 SF	2/7/22	1/31/26
3	Attorney	360 SF	12/20/21	12/31/25
TOTALS		8,007 SF		



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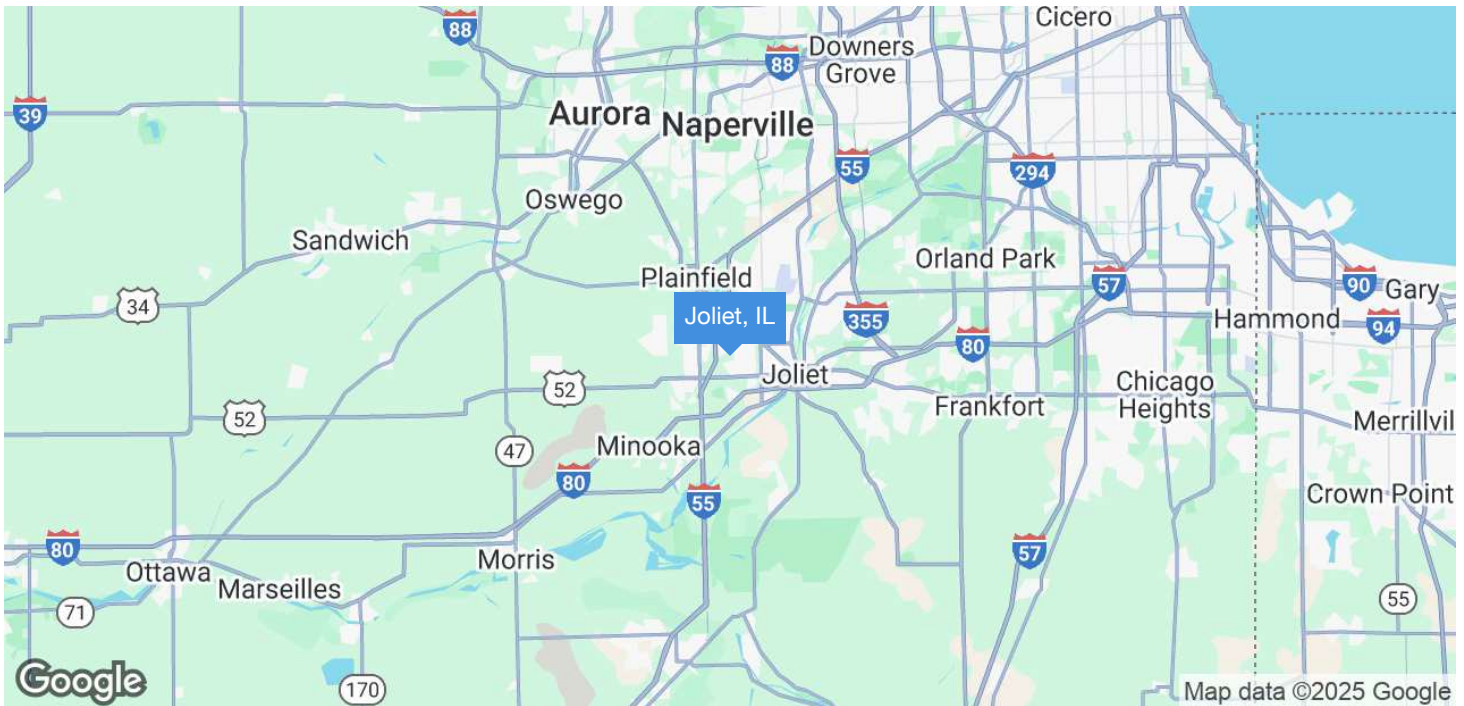
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# REGIONAL MAPS

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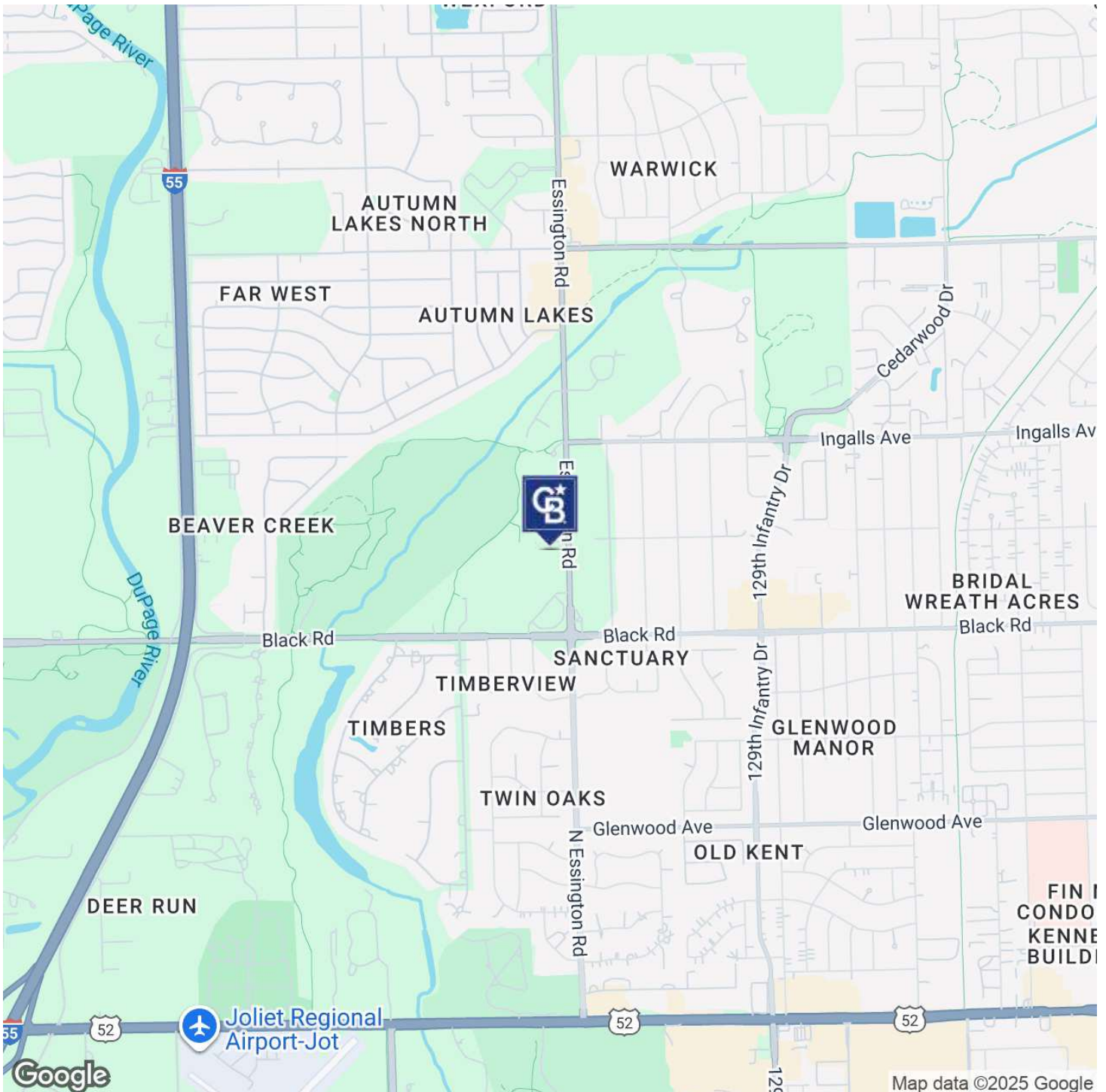
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# LOCATION MAP

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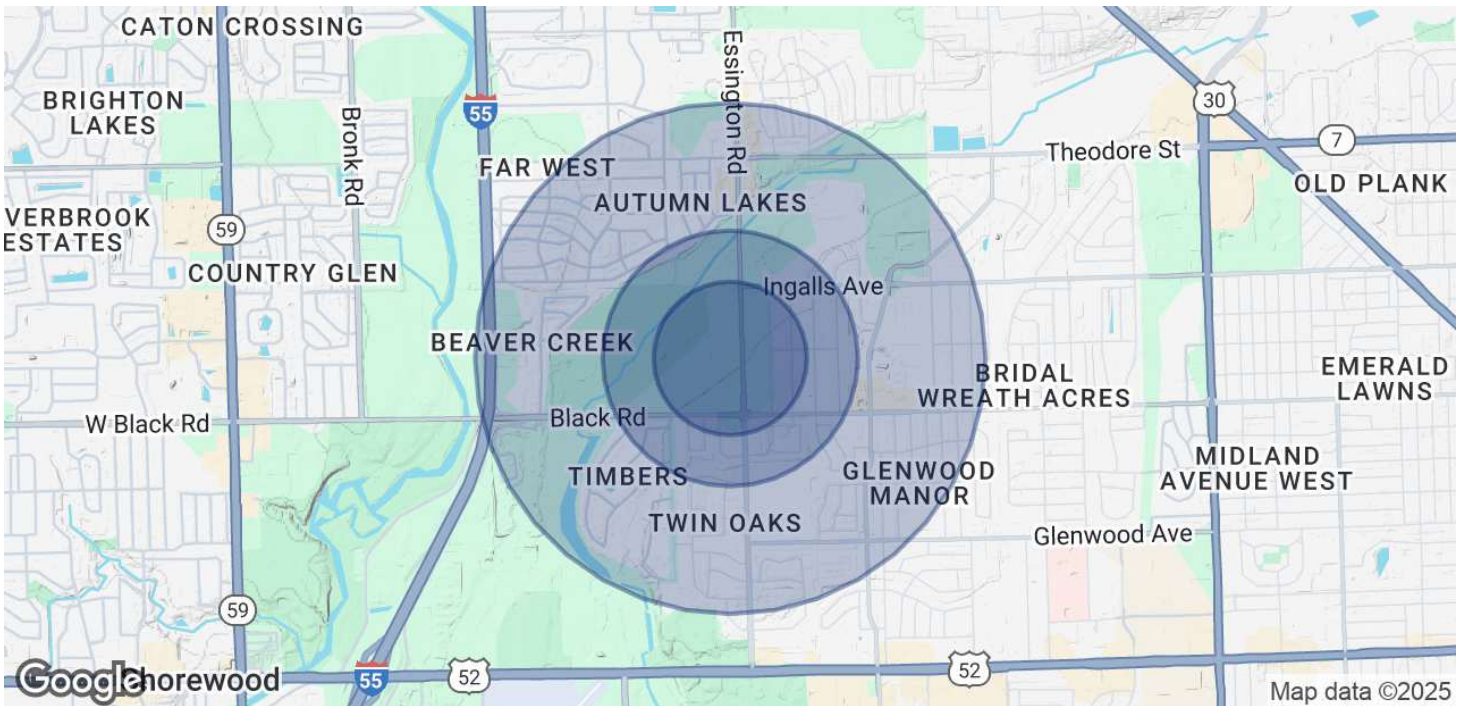
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# DEMOGRAPHICS

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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	453	1,348	9,506
Average Age	46	46	44
Average Age (Male)	42	43	42
Average Age (Female)	49	48	46

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	200	591	3,994
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$99,736	\$102,225	\$103,214
Average House Value	\$267,126	\$285,595	\$323,674

Demographics data derived from AlphaMap

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