



Olivieri

Real Estate LLC

FOR SALE \$7,100,000



13011 S. 104th Ave., Palos Park, IL 60464

PROPERTY FEATURES

Prime opportunity to own a fully leased, turnkey medical office building with long-term, stable tenants, many in place for over a decade, including Heart Care Centers of Illinois, which occupies the entire 1st floor (18,311 SF) and has been a tenant for 20+ years!

- 36,622-square-foot
- Turnkey medical office building
- Fully Leased
- Built in 2004
- 5.83 Acres
- Zoned B2
- NOI \$494,706 or 7% CAP RATE

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PIN# 23-33-100-015-0000

Peace Properties LLC

13011 S. 104th Ave., Palos Park, IL 60464

Key Features:

- Prime location with prominent marquee signage for tenants.
- Ample parking with 185 exterior spaces, including 45 covered spaces.
- Solar roof panels save on common area electric.

Location Advantages:

- Strategically located on a signalized corner for high visibility and accessibility.
- Corner of 131st Street and 104th Avenue
- Less than one mile from LaGrange Road with easy access to major expressways I-294 & I-55.
- Peace Village Senior living is located directly north of the property and is home to approx. 285 residents. Many residents and employees are patients or clients of the existing businesses or medical practices, further enhancing convenience and supporting natural cross-referral opportunities within the building.

Investment Highlights:

- Long-term occupancy with established practices.
- Heart Care Center of Illinois has been a tenant since 2005 and occupies the entire 1st floor.
- Attractive tenant mix of both medical and office users supporting cash flow.
- Complementary professional users creating cross-referral synergy.

Rent Roll / Financials 2025

Peace Properties: Income & Loss

36,622 SF

| | |
|------------------------------------|---------------------|
| Rental Income | |
| Gross Profit: Gross Income: | \$913,704.00 |
| Expenses: | |
| Management | (\$22,556.75) |
| Insurance Expense | (\$24,960.47) |
| Miscellaneous Maintenance | (\$9,997.62) |
| Real Estate Taxes | (\$208,956.20) |
| Elevator Maintenance | (\$2,989.12) |
| HVAC Repairs / Maintenance | (\$21,650.05) |
| Janitorial | (\$15,000.00) |
| Garbage Removal | (\$8,650.26) |
| Snow Removal | (\$10,502.02) |
| Landscaping | (\$16,326.00) |
| Telephone | (\$1,521.80) |
| Electrical | (\$58,357.10) |
| Life Safety | (\$7,018.27) |
| Water | (\$10,511.40) |
| Total Expenses: | \$418,997.06 |
| Net Operating Income: NOI | \$494,706.94 |
| \$7.1 M (\$194/SF) | 7% CAP Rate |

Peace Properties: Rent Roll

| Suite | Company Name | Description | SF | Mo. Rate | Lease Expiration | Start Date |
|-------|--------------------------|----------------------|--------|-----------|------------------|------------|
| 100 | Heart Care Centers | Heart doctors | 18,311 | *** | 1/31/2035 | 1/1/2005 |
| 200 | Raymond J. Busch, LLC | Accountant | 3,319 | *** | 6/30/2026 | 7/1/2013 |
| 201 | Dr Tillman | Podiatrist | 1,898 | *** | 6/30/2028 | 6/11/2012 |
| 203 | Dr. Khan | Doctor | 2,104 | *** | 7/31/2032 | 7/1/2025 |
| 204 | McGreal | Accountant | 3,198 | *** | 7/31/2029 | 7/1/2024 |
| 205 | Parker Wealth Management | Investments | 1,051 | *** | 5/30/2027 | 6/1/2022 |
| 207 | Inspire Mental Health | Mental Health | 1,542 | *** | 11/30/2027 | 8/1/2022 |
| 209 | B E Bailey DMD LLC | Dentist | 2,013 | *** | 9/30/2033 | 10/1/2013 |
| 210 | Read & Ascend | Tutor | 3,186 | *** | 7/31/2026 | 1/1/2012 |
| | | Total Leasable Space | 36,622 | \$ 76,142 | | |



Heart Care Centers
of Illinois



N. M. KHAN MD SC



WAYNE TILLMAN, DPM

Bailey Dental
Committed to Excellence



MCGREAL & COMPANY, PC



BUSCH CPA
BETTER BOOKS BETTER BUSINESS

Inspire Mental Health

اقرأ وارتقا
READ & ASCEND
LEARNING CENTER

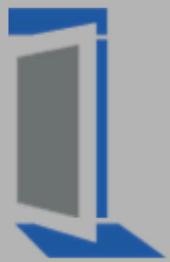


PARKER WEALTH
MANAGEMENT GROUP

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Real Estate Services

