

**SINGLE TENANT NET LEASED
INVESTMENT CONDO PROPERTY
FOR SALE**



816/820 W. Bartlett Rd, Bartlett 60103



Derick Dermatology

Fee Simple Interest

100% Occupied

Leased Through 7/31/2029

Two 5 Year Renewal Options

3% Annual Rent Increases

NNN Lease

AVAILABLE

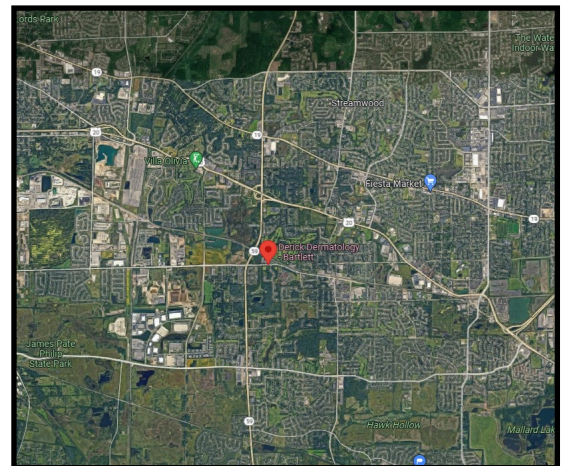
7,040 SF

PRICING

Sale Price: \$1,715,000

Current NOI: \$120,245

Caprate: 7%



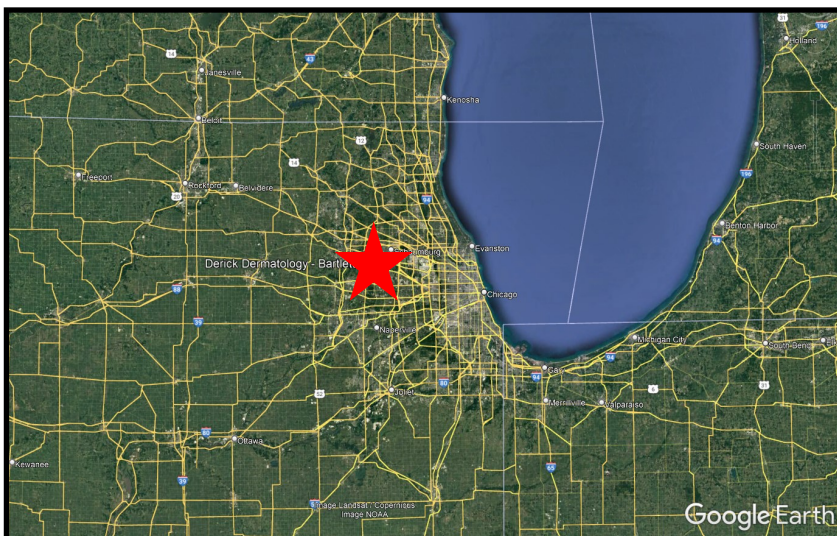
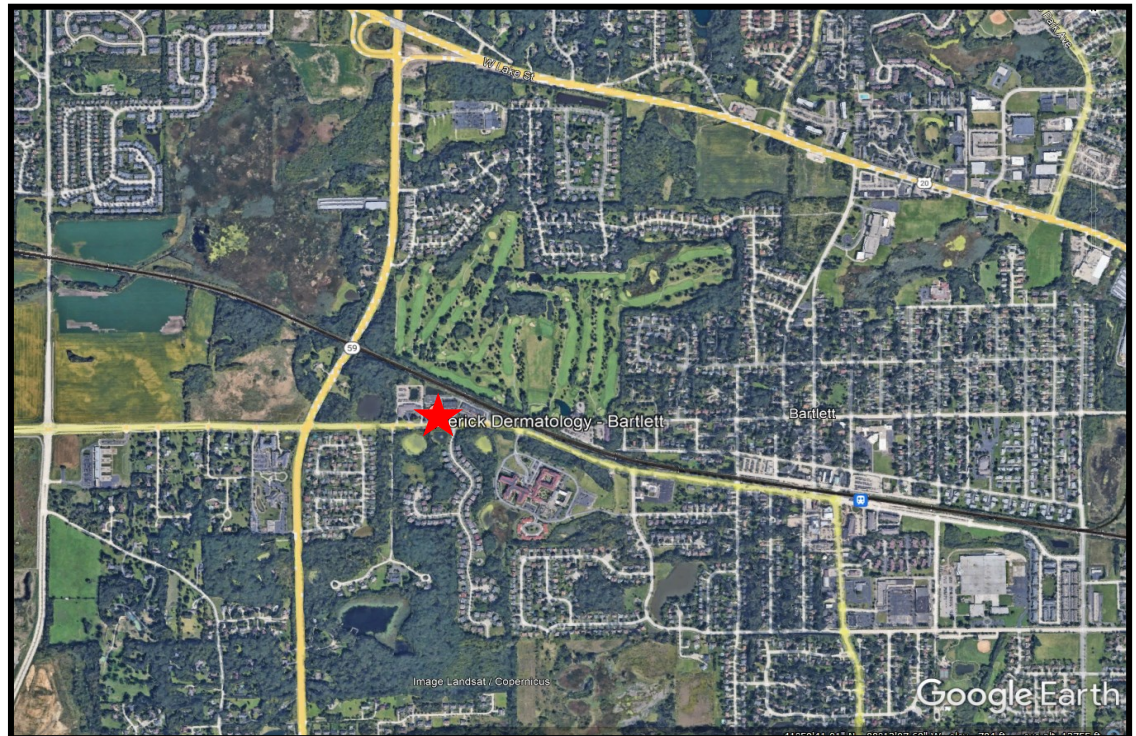
For More Information:
Mark Levy
President/Managing Broker
(630) 424-8902 x107
mlevy@sequoiarg.com
www.sequoiarg.com

**SINGLE TENANT NET LEASED
INVESTMENT CONDO PROPERTY
FOR SALE**

SEQUOIA
REALTY GROUP
Brokerage • Management • Consulting

816/820 W. Bartlett Rd, Bartlett 60103

Derick Dermatology is a leading authority in medical, surgical and cosmetic dermatological services with 18 stunning Chicagoland dermatology locations. Our dedicated dermatologists offer exceptional dermatological services for both adult and pediatric patients.

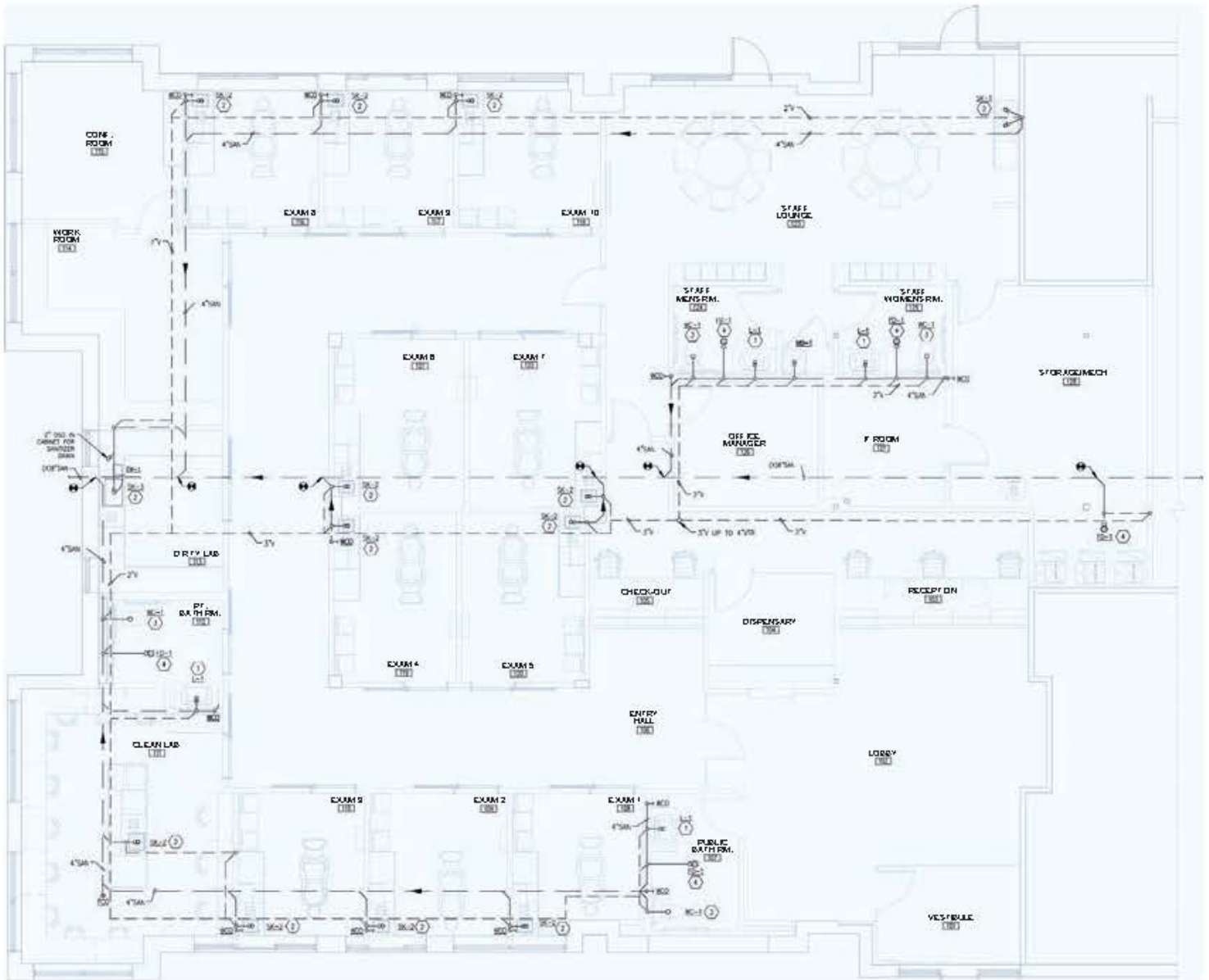


For More Information:
Mark Levy
President/Managing Broker
(630) 424-8902 x107
mlevy@sequoiarg.com
www.sequoiarg.com

**SINGLE TENANT NET LEASED
INVESTMENT CONDO PROPERTY
FOR SALE**

SEQUOIA
REALTY GROUP
Brokerage • Management • Consulting

816/820 W. Bartlett Rd, Bartlett 60103



For More Information:
Mark Levy
President/Managing Broker
(630) 424-8902 x107
mlevy@sequoiarg.com
www.sequoiarg.com