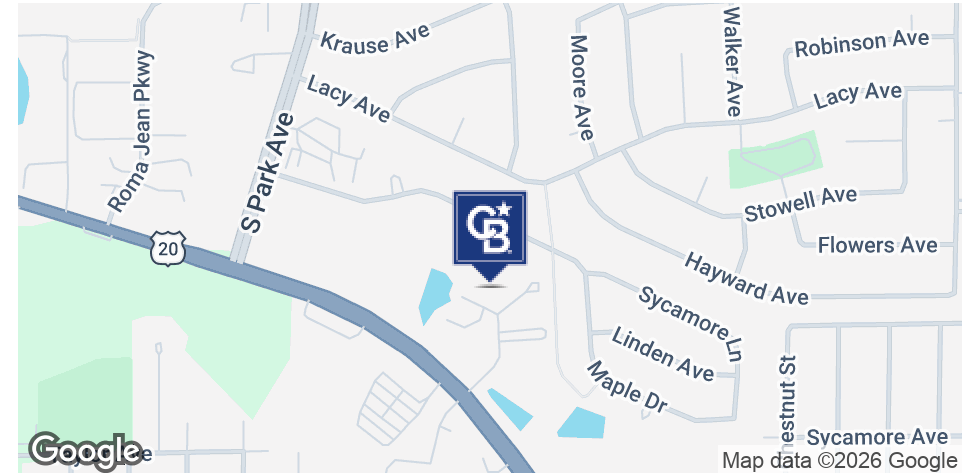


FOR SALE

161 SANGRA COURT

161 Sangra Court Streamwood, IL 60107



PROPERTY DESCRIPTION

Prime Industrial Condo Opportunity in Streamwood, IL!! Available for sale is a 2,265± SF industrial warehouse condo with 3-phase power and an overhead door. Interior features 1 office, 2 bathrooms, and LED lighting throughout. The space is heated and cooled by 2 HVAC units. One of the 2 end-cap spaces in the building nearest to the shared loading docks. Sangra Court is just off US Route 20 (Lake St), offering superb convenience with Route 59 and I-390 in close proximity. Don't miss this!!

Pallet racks, Lift Truck, and Air Compressor are available for sale separately

Available to close early July

PROPERTY HIGHLIGHTS

- End-Cap Industrial Condo w/ 3-Phase Power
- 1 Overhead Door and Shared Loading Dock (Close Access)
- Convenient Location near Route 59 and I-390

Mike Velasco

Sr. Commercial Executive

(847) 409-0232

mike.velasco@cbcprt.com

OFFERING SUMMARY

Sale Price:	\$299,900
Unit Size:	2,265± SF
Taxes (2024):	\$12,751.67
HOA:	\$250/Month

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	227	1,114	5,398
Total Population	829	3,789	17,536
Average HH Income	\$124,102	\$104,704	\$100,464



COLDWELL BANKER
COMMERCIAL
REALTY

EXTERIOR PHOTOS

161 SANGRA COURT

161 Sangra Court Streamwood, IL 60107



Mike Velasco

Sr. Commercial Executive

(847) 409-0232

mike.velasco@cbcrrt.com

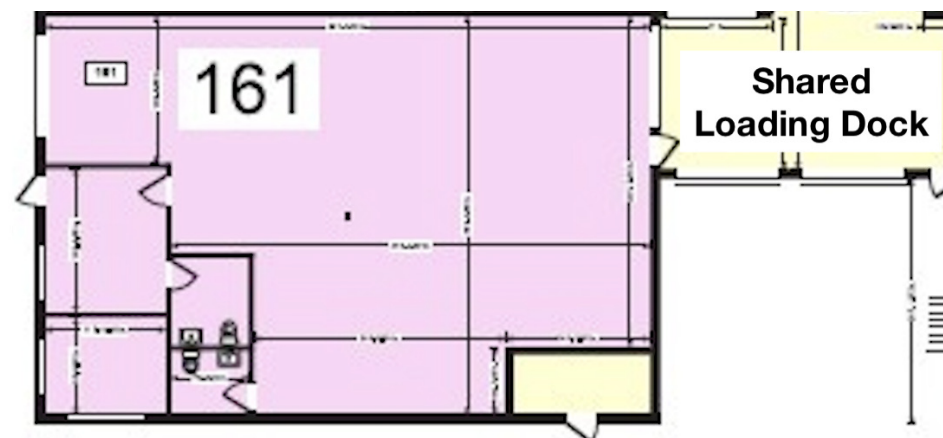
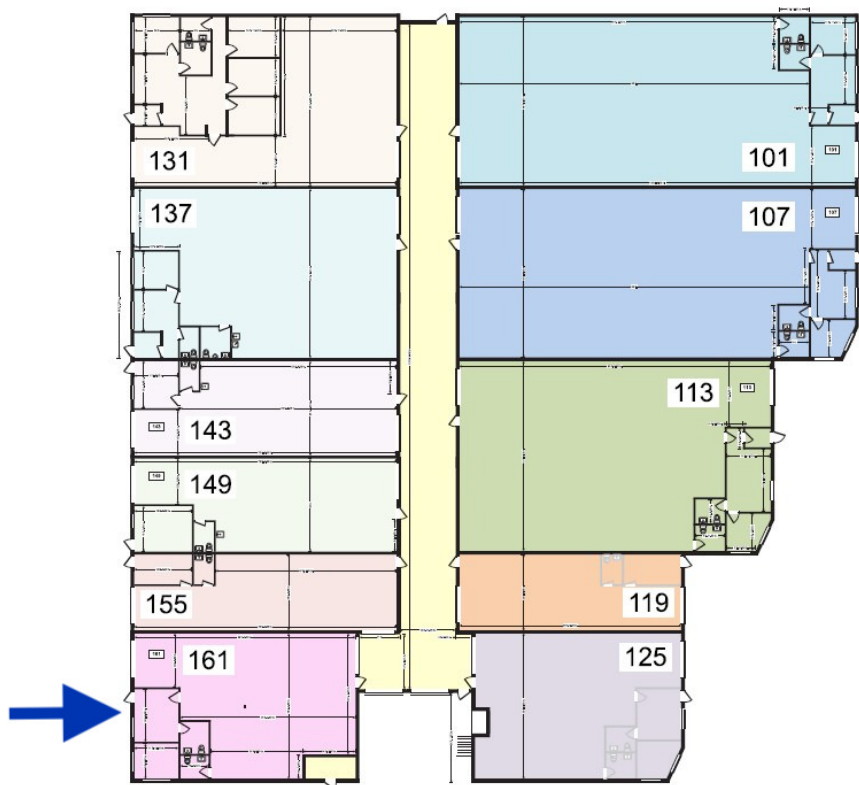


COLDWELL BANKER
COMMERCIAL
REALTY

FLOOR PLAN

161 SANGRA COURT

161 Sangra Court Streamwood, IL 60107



Mike Velasco
Sr. Commercial Executive
(847) 409-0232
mike.velasco@cbcrrt.com



LOCATION MAP

161 SANGRA COURT

161 Sangra Court Streamwood, IL 60107



Mike Velasco

Sr. Commercial Executive

(847) 409-0232

mike.velasco@cbcrrt.com



COLDWELL BANKER
COMMERCIAL
REALTY

DEMOGRAPHICS

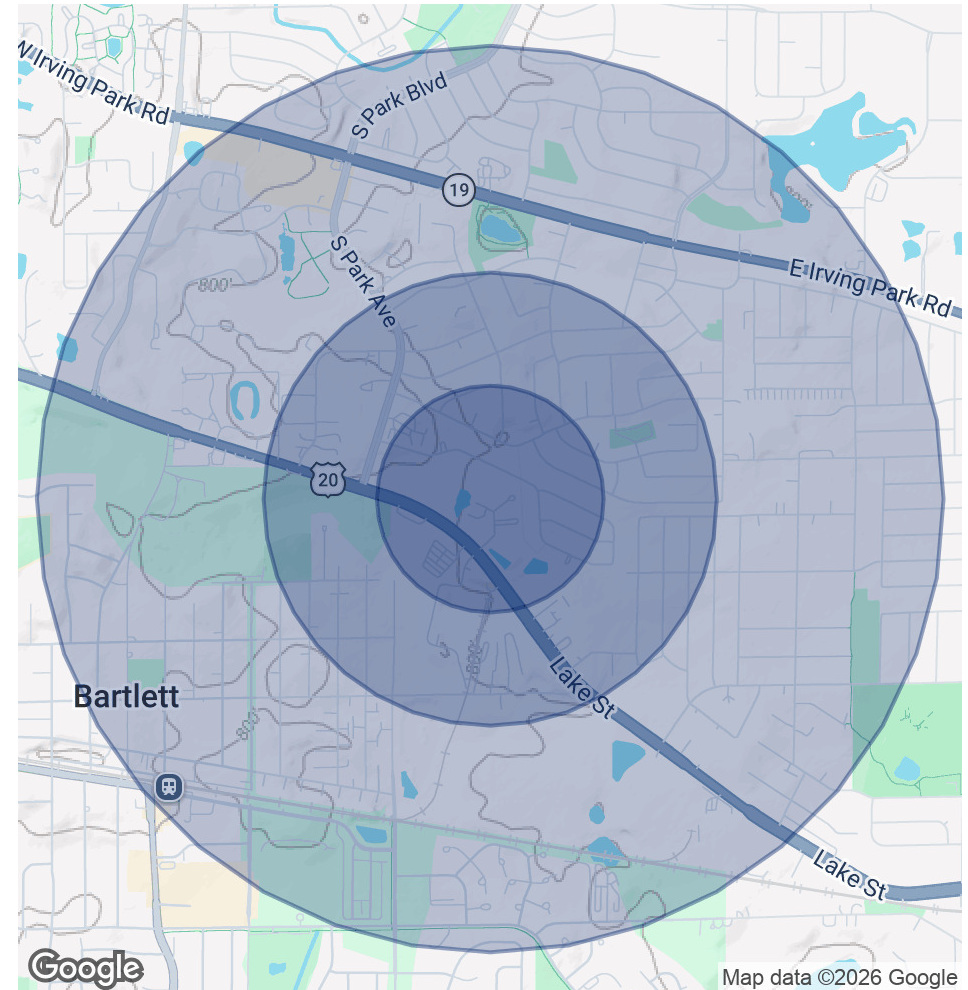
161 SANGRA COURT

161 Sangra Court Streamwood, IL 60107

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	829	3,789	17,536
Average Age	34.6	36.5	34.6
Average Age (Male)	30.7	34.5	33.6
Average Age (Female)	34.6	36.7	35.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	227	1,114	5,398
# of Persons per HH	3.7	3.4	3.2
Average HH Income	\$124,102	\$104,704	\$100,464
Average House Value	\$257,549	\$243,519	\$237,389

2023 American Community Survey (ACS)



Mike Velasco

Sr. Commercial Executive

(847) 409-0232

mike.velasco@cbcrrt.com



COLDWELL BANKER
COMMERCIAL
REALTY