

850 West Bartlett Rd.
Bartlett, IL 60103

For Sale

MLS # 12575946

INVESTMENT / OFFICE



INVESTMENT / OFFICE 9,496 SF

\$1,525,600

Office Investment Opportunity

100% Leased

Discover an outstanding investment opportunity with this well-maintained 20-unit office building. Seller will guarantee the lease of these 2 vacant spaces (totaling 550 SF) for up to 1 year after closing.

This versatile commercial property offers a spacious and functional layout, ideal for professional services. Featuring a modern design with ample parking, and easy accessibility. Inside, you'll find a thoughtfully designed interior with multiple private offices, conference rooms, open workspaces, and modern amenities to support a productive work environment.

Whether you're an investor seeking a reliable income stream or an owner-occupant looking to establish a prominent office presence, this building presents a compelling opportunity in a sought-after area.

8% Proforma CAP Rate. Please call for financials and rent roll.

Specifications

Size:	9,496 SF
Year Built:	1979
HVAC System:	GFA/ Central Air
Electrical:	100 amp
Sprinklers:	Yes
Washrooms:	2 common ADA
Ceiling Height:	9 - 10 ft
Parking:	Ample/ Front and Rear
Sewer/Water:	City
Zoning:	B2
Taxes:	\$36,000 (2024)
NOI (Proforma) :	\$122,568 NOI 8.0% CAP
PIN #:	06-34-100-029-1003

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Sharon Glasshof
Senior Broker

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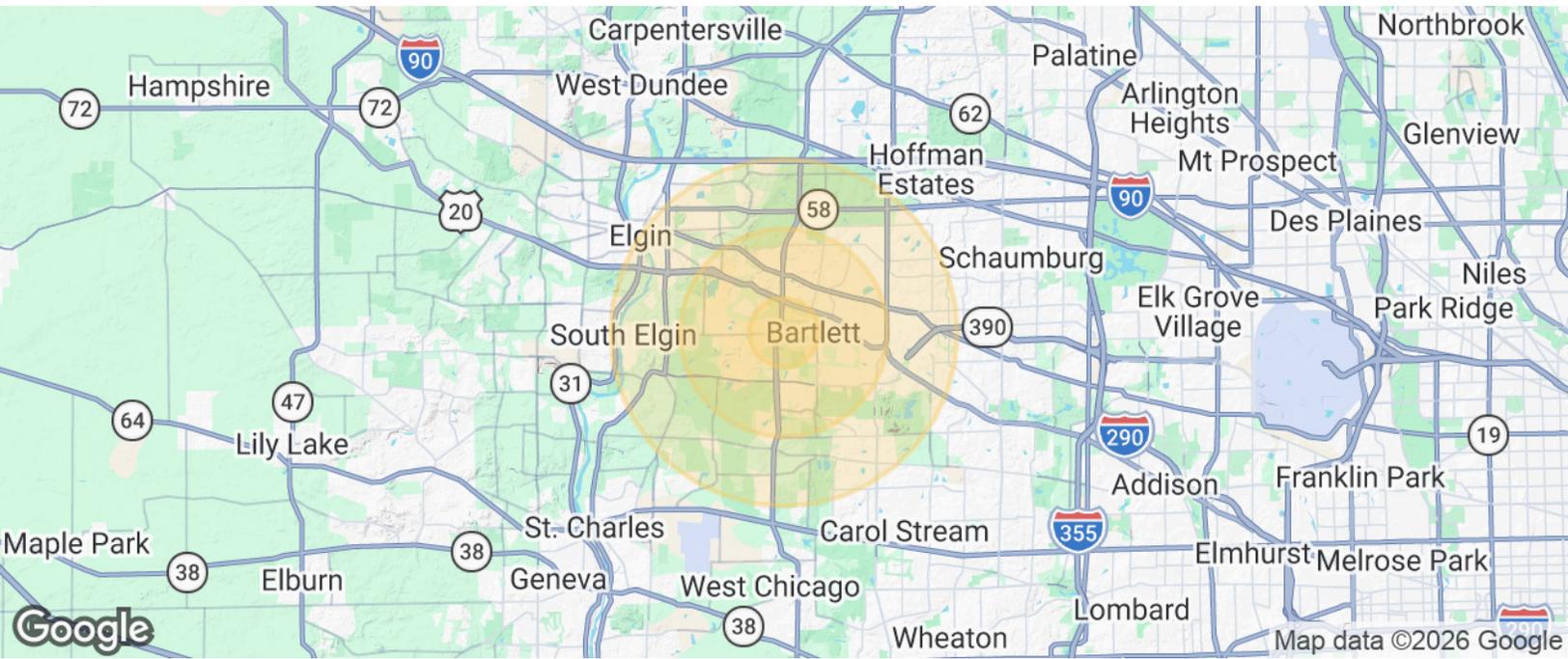


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Population	1 Mile	3 Miles	5 Miles
Total Population	5,434	81,845	210,478
Average Age	44	40	40
Average Age (Male)	42	39	39
Average Age (Female)	46	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,846	27,303	72,378
# of Persons per HH	2.9	3	2.9
Average HH Income	\$132,684	\$126,382	\$123,345
Average House Value	\$399,168	\$313,494	\$320,902

Demographics data derived from AlphaMap

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