



SALE / LEASE

Freestanding Commercial Property Prime For Redevelopment

1240 ILLINOIS 83

Bensenville, IL 60106

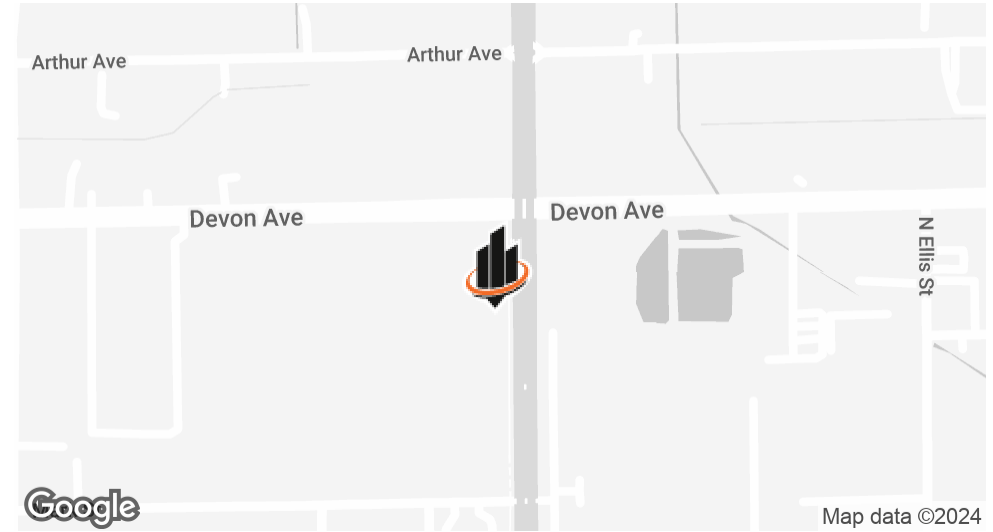
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,550,000
LEASE RATE:	\$7,800.00 per month (Gross)
NUMBER OF UNITS:	17
AVAILABLE SF:	4,214 SF
LOT SIZE:	1.5 Acres
BUILDING SIZE:	4,214 SF

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PROPERTY DESCRIPTION

Rare standalone building, with medical offices, on 1.5 acres of land. Recently renovated, in great condition and suitable for medical or other business uses. The property is located on a busy thoroughfare with +39,000 VPD. Owner/User or Investor/Redevelopment opportunity.

HIGHLIGHTS

- Renovated in 2021 Building is in great condition
- Building is suitable for medical or any type of business
- 17 separate rooms
- C-2 zoning
- Located on heavy traffic roadways
- Owner/user or investor

LEASE SPACES



LEASE INFORMATION

LEASE TYPE: Gross

LEASE TERM: Negotiable

TOTAL SPACE: 4,214 SF

LEASE RATE: \$7,800.00 per month

AVAILABLE SPACES

SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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4,214 SF	Gross	\$7,800 per month	Well-maintained spaces suitable for various uses, including medical practices or any business seeking a professional environment. Boasting 17 separate rooms, this property provides ample space for versatile layouts.
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INTERIOR PHOTOS

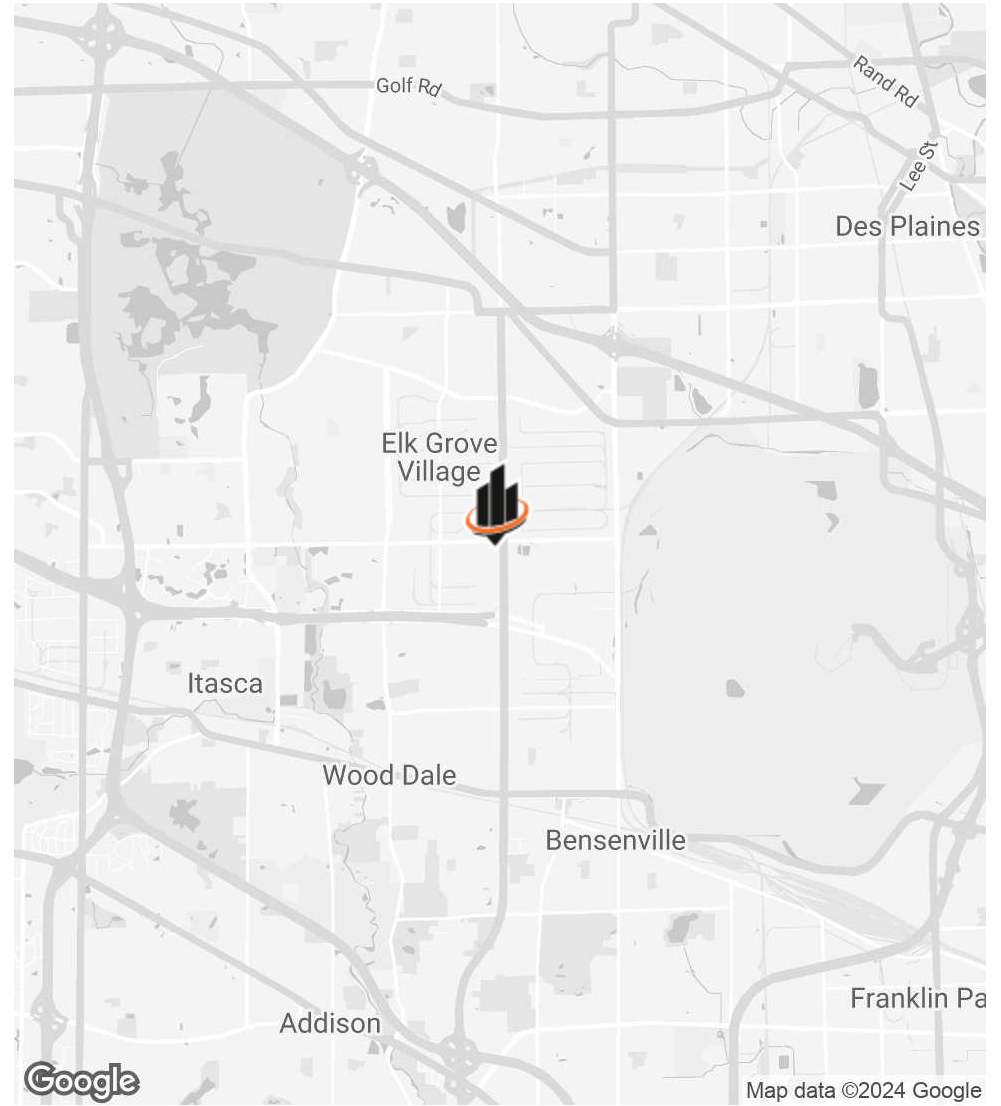
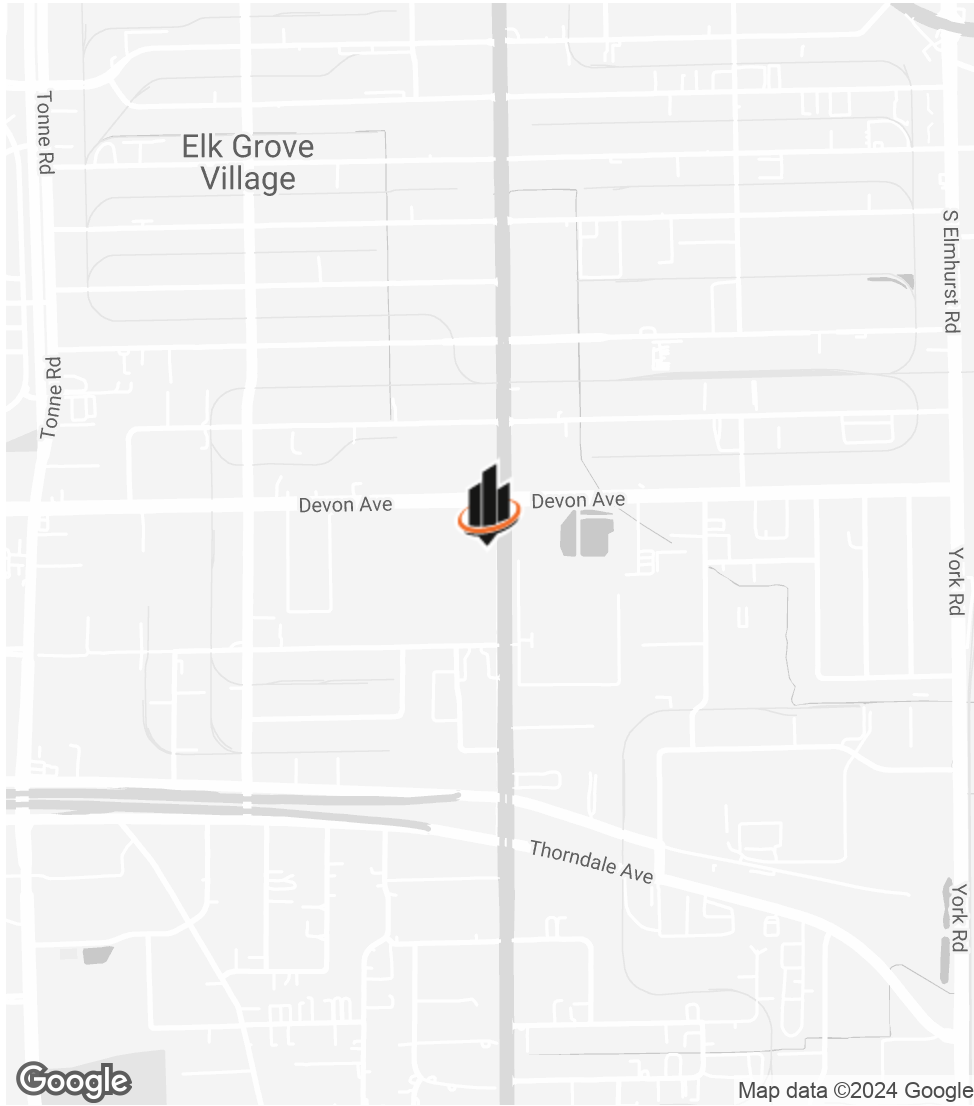


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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

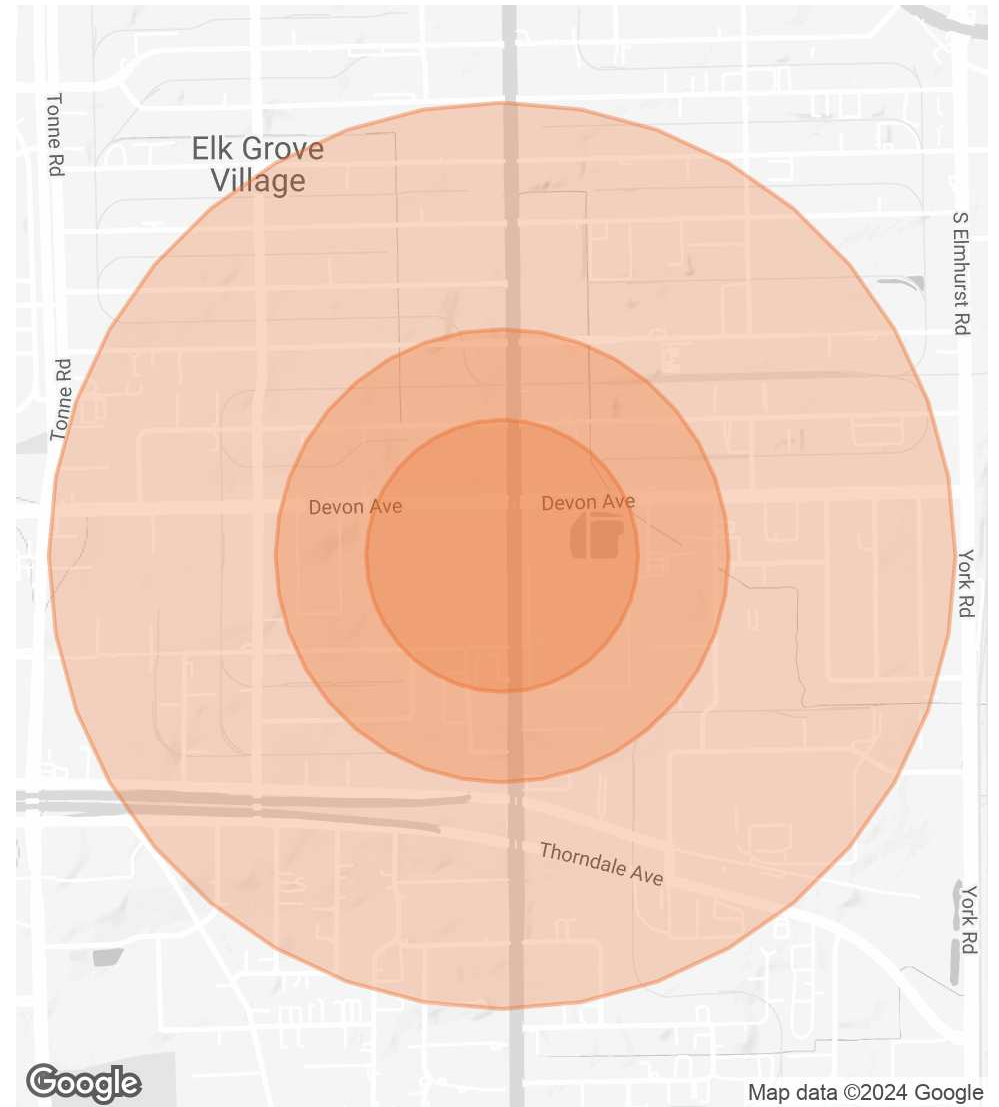
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	139	242	365
AVERAGE AGE	42	42	43
AVERAGE AGE (MALE)	42	42	42
AVERAGE AGE (FEMALE)	42	42	43

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	55	96	145
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$119,906	\$119,906	\$122,368
AVERAGE HOUSE VALUE	\$413,820	\$413,820	\$404,520

Demographics data derived from AlphaMap



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