

\$1,510,000

OFFICE / INVESTMENT OPPORTUNITY 9,496 SF

PROPERTY DESCRIPTION

OFFICE INVESTMENT OPPORTUNITY 9,496 SF

PRICE REDUCED – Discover an outstanding investment opportunity with this well-maintained 20-unit office building.

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.

Please call for financials and rent roll.

MLS #12575946



SPECIFICATIONS

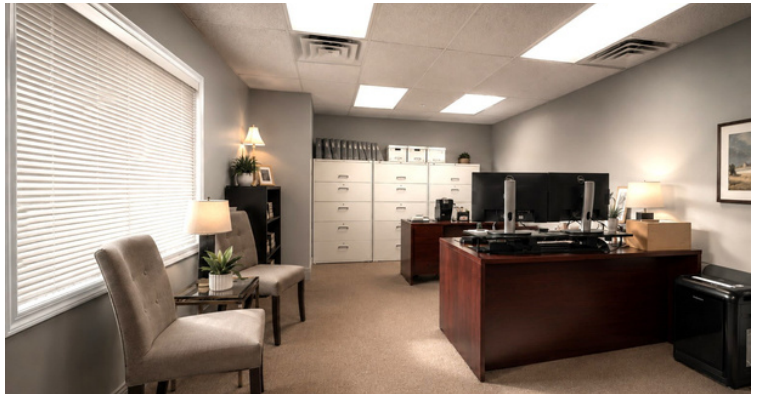
Size:	9,496 SF
Year Built:	1979 (2020 Renovations)
HVAC System:	GFA / Central Air
Electrical:	200 Amp +
Sprinklers:	Yes
Washrooms:	2 Common ADA
Ceiling Height:	9-10ft
Parking:	Ample / Front & Rear
Sewer/Water:	City/City
Zoning:	OR
Taxes:	\$29,084 (2025)
NOI (Proforma):	\$124,638 NOI / 8.25% CAP
PIN #:	06-34-100-029-1003



SHARON GLASSHOF

Senior Broker

O: 847-854-2300 x14 / C: 847-533-6974

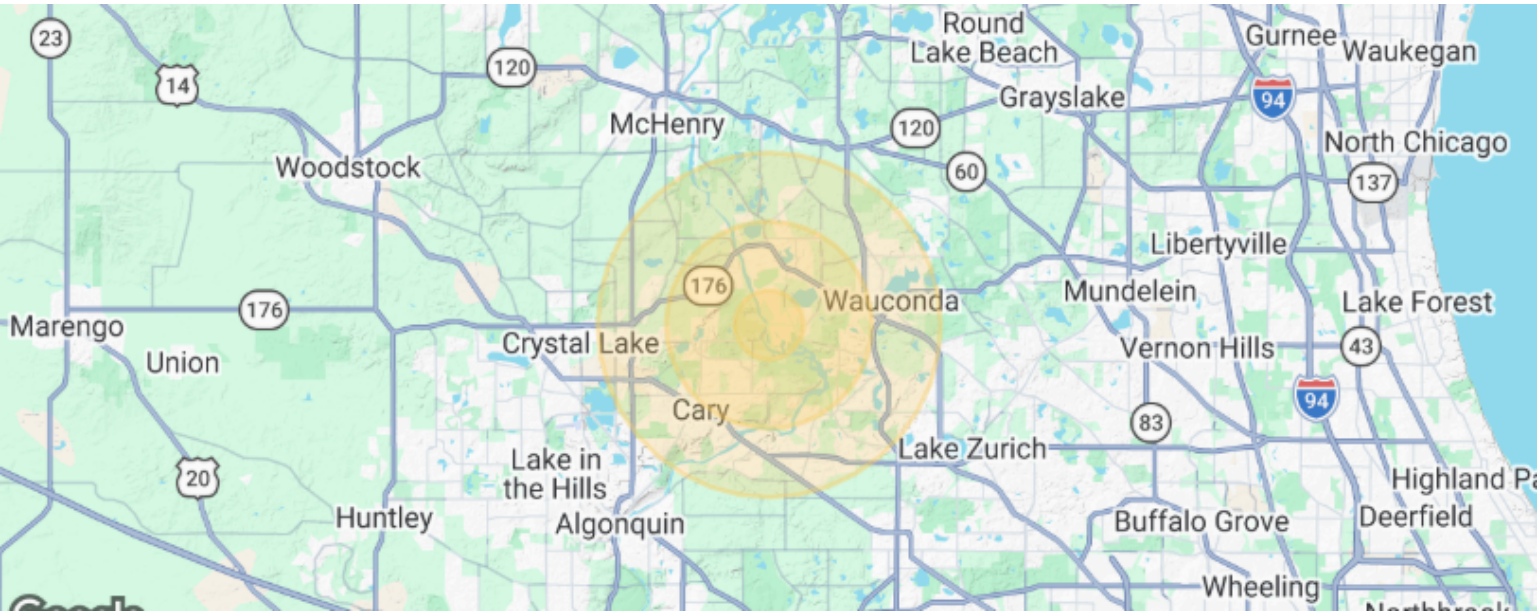


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MARKET OVERVIEW



1 MILE		
	POPULATION	2,510
	HOUSEHOLDS	1,027
	AVG. HOUSEHOLD INCOME	\$135,648
	DAYTIME POPULATION	857

3 MILES		
	POPULATION	32,353
	HOUSEHOLDS	11,531
	AVG. HOUSEHOLD INCOME	\$143,303
	DAYTIME POPULATION	13,003

5 MILES		
	POPULATION	80,042
	HOUSEHOLDS	29,957
	AVG. HOUSEHOLD INCOME	\$141,975
	DAYTIME POPULATION	51,983



FOR SALE

850 W. BARTLETT RD.

BARTLETT, IL 60103

\$1,510,000



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