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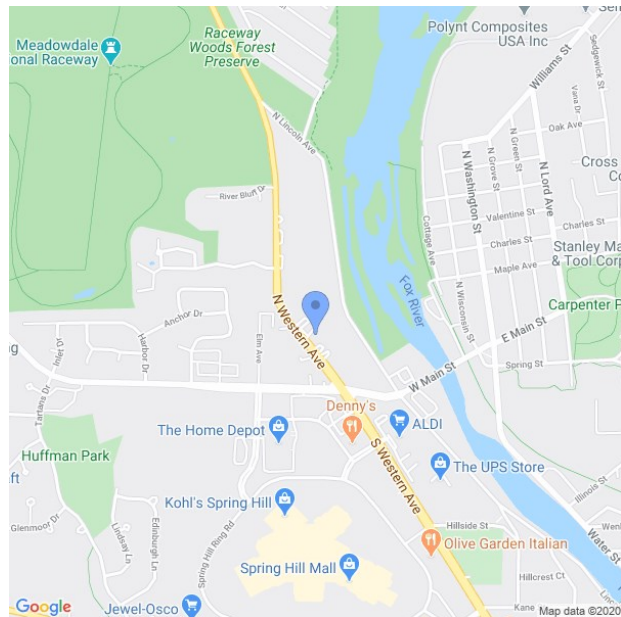


Retail Office Building Available In The Spring Hill Corridor



44 NORTH WESTERN AVENUE, CARPENTERSVILLE, ILLINOIS 60110

COMMERCIAL • RETAIL • FOR SALE



SALE PRICE \$629,000 (\$161.28 /SQFT)
SALE TYPE INVESTMENT
SALE CONDITION SALE LEASEBACK
ZONING C - 2
BLDG TYPE MULTI-TENANT
CLASS B
STATUS EXISTING
YEAR BUILT 2002
STORIES 1

CAP RATE 7.96%
ANNUAL TAXES \$10,399.00
OP EXPENSES \$4.66/SQFT
GROSS BLDG 3,900 SQFT
RBA 3,900 SQFT
LAND AREA .49 ACRES
MARKET CHICAGO
SUB-MARKET NORTHWEST SUBURBS
PARCEL# 0322102057
COMMISSION 2.5% - \$250

- High Traffic Locale • 3900 sf Up AND 3900 sf Lower Level With Dual Overhead Doors
- Minutes From The Jane Addams EXPRY • Short Drive To O'Hare • Great 1031 Exchange Possibility

Looking for that ideal commercial property? Then look no further as this building offer flexibility plus! Retail ? Yes !

Office? Yes ! C - 2 zoning offers so many potential uses. Here you'll find 3900 sq. ft. up AND 3900 sq. ft. in the lower level which features dual overhead doors to accommodate indoor vehicle parking along with an 11 ft ceiling height. High traffic locale just minutes from the Jane Addams Expy and a short drive to O'Hare. The main level is currently built out as two separate units making it a great fit for a 1031 exchange investor and / or someone looking for investor + owner occupant options. The current owner will lease back space providing built in income for the first 12 months. Gross Rental Income, Total Annual Income, Net Operating Income and the Cap Rate are all pro forma (projected) based and not factoring in any rent abatement. Don't miss out on this opportunity. Make your appointment to see this today!

 1 Spaces



TYPE: **OTHER**

FLOOR: 1