912 NORTHWEST HIGHWAY SUITE 202
FOX RIVER GROVE, IL 60021

FOR SALE OR LEASE

MLS # 11237336

March 6, 2023

OFFICE CONDO • 1,315 SF

PRICE REDUCED

Sale: ~~$229,000~~ **$99,900**

Lease: ~~$17.~~ $14. psf NNN

DESCRIPTION

OFFICE CONDO

Until May 15, 2023, or until the condo is leased, the owner has reduced the sale price from $139,900 to an unbelievable $99,900.

Suite 202: 1,135 SF is currently set up as a medical office, but can be easily converted to a conventional office floor plan featuring three or four private offices, a waiting room, a reception desk, a counter with sink, a break room, storage areas, and an ADA bathroom (see floor plan on Page 2)

The brick, two story, building on busy Northwest Highway (a/k/a US Route 14) is 51,000+ SF with more than ample parking. The condo unit is 1,315 SF, and the rentable area is 1,699 SF. Each condo owner has free, 24-hour access to the lower level that offers an oversized break room, fitness center, mail room, and large, Individual storage bins with security locks.

SPECIFICATIONS

Year Built	2004
HVAC System	GFA / Central Air
Electrical	100 AMP
Elevator	Yes
Sprinklers	Yes
Washrooms	1 Private plus Hallway Common
Parking	130 Common Spaces
Sewer/Water	City
Zoning	B1
Taxes Paid by Tenant	$4,203 (2021) $2.47 psf
CAM Paid by Tenant	$745/mo. $5.26 psf
Projected CAP Rate	22.6%
Available	3/1/23
PIN	20-20-255-159

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

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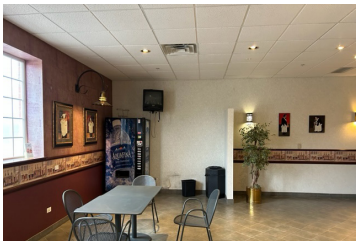

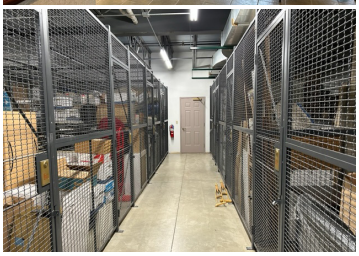

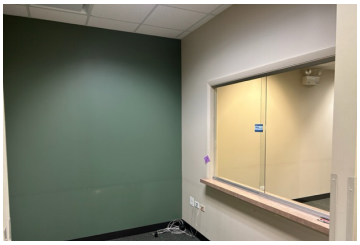

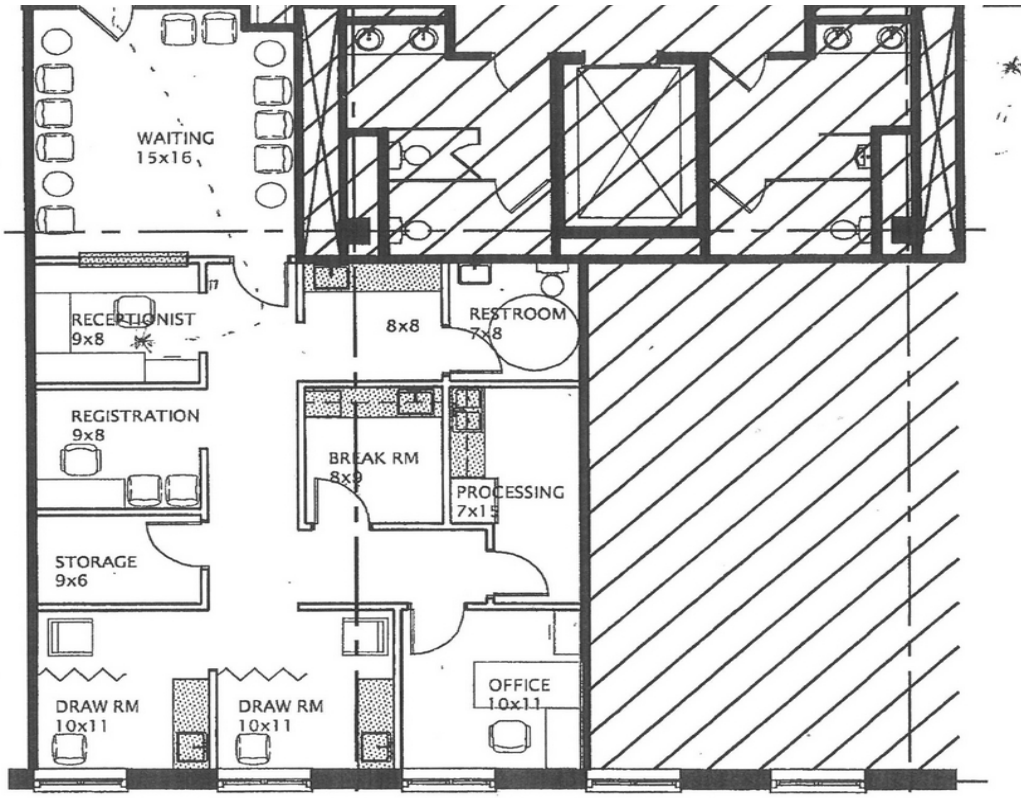

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