



INVESTMENT PROPERTY FOR SALE

805 – 813 W. Rand Road, Arlington Heights, IL 60004



HIGHLIGHTS

- 87% LEASED RETAIL CENTER
- 9,908 sf, 9-unit strip center
- 29,839 sf land site; Zoned B-2
- Parking for 57 cars
- Easy Rt 53 access; Great visibility
- HVAC units replaced 2022
- 29,000 VPD

DETAILS

- 2021 taxes \$58,531
- NOI \$52,900
- Sale price – Subject to Offer
- One unit available – 1268 sf
- Great Investor or Owner-User Opportunity



Each Office Independently Owned and Operated kwcommercial.com

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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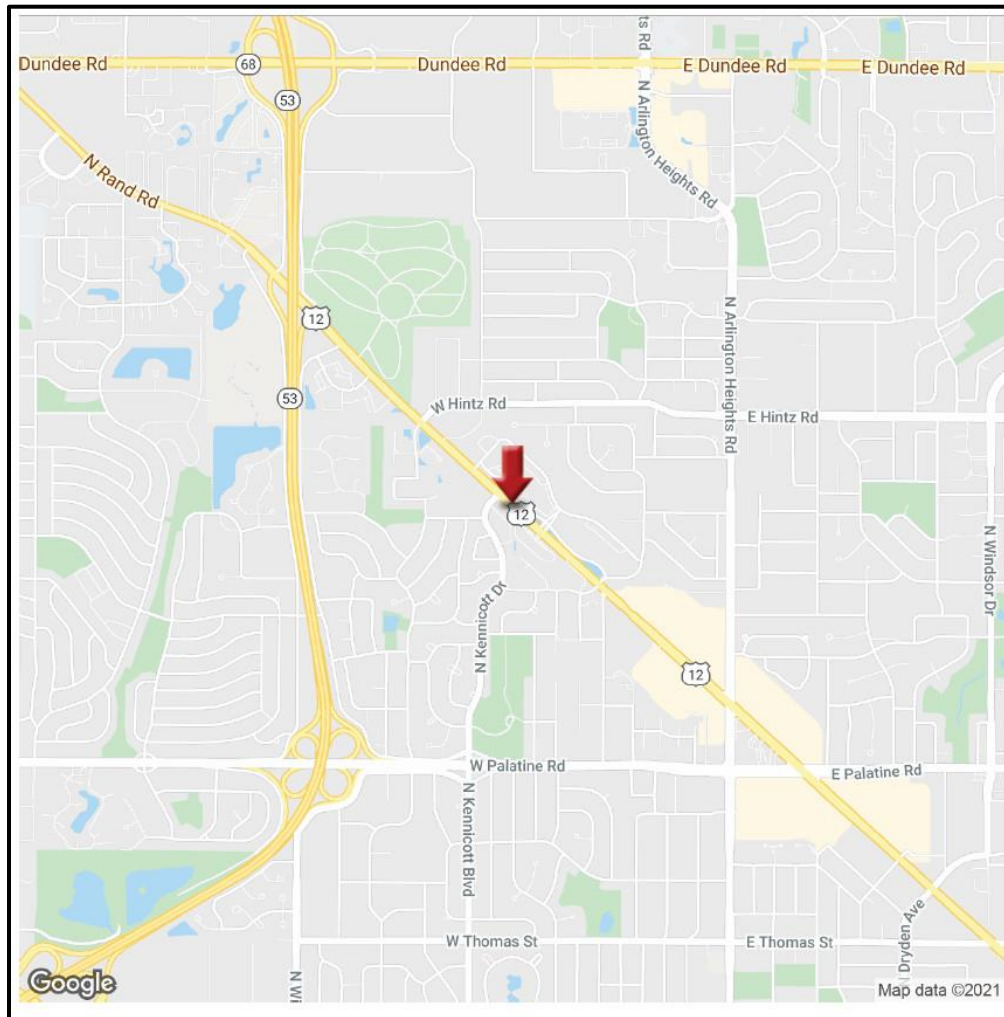
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