

528 Market Loop Road

W Dundee, IL 60118

For Sale

MLS #11619444

USER/INVESTOR



USER/INVESTOR 100 % LEASED

PRICE REDUCED
\$379,900

Multi-Tenant Office Building
4,160 SF w/ Full Basement
100% LEASED

Price Reduced. 2-Story brick multi tenant office building located in the Old World Village in West Dundee.

100% leased. Ideal for User/Investor and room for rents to be increased.

Common entry to 6 private suites. 2 common restrooms on each floor. Separate utilities. Landlord pays CAM, taxes and water. Tenant pays gas and electric. Within minutes of I-90 and Route 31 interchange. Close to Spring Hill Mall and several restaurants.

Contact Broker for financials and rent-roll information.

Specifications

Size:	4,160 SF
Year Built:	1984
HVAC System:	GFA
Electrical:	100 amp
Sprinklers:	No
Washrooms:	2 per floor (common)
Ceiling Height:	8 ft
Parking:	Private Lot
Sewer/Water:	City
Zoning:	B3
Taxes:	\$10,340.68 (2022)
Current NOI & CAP:	\$32,298 8.5% CAP
PIN #:	03-27-128-034

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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.



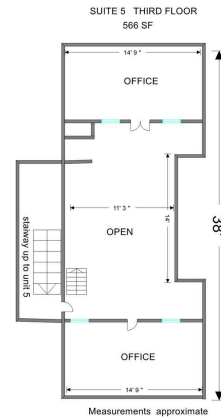
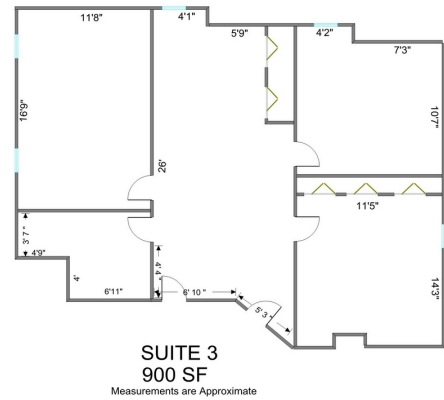
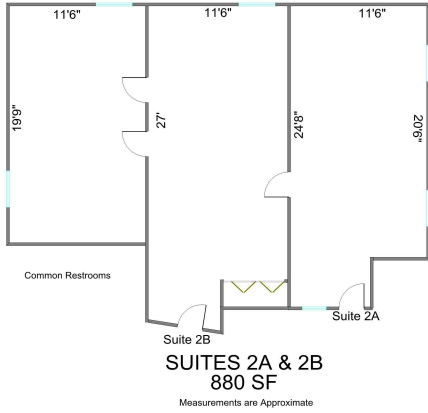
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