

# Multi-Tenant Office

3911-3929 Mercy Drive McHenry, IL 60050

# For Sale

MLS #12030686

**USER/INVESTOR**



**MULTI-TENANT OFFICE 21,360 SF**

**\$2,300,000**

## Multi-Tenant Office Building 21,360 SF User/Investor Opportunity

58% leased 21,360 SF single story multi-tenant office building near Northwestern and Mercy medical facilities. Ideal for user/investor.

6,499 and 1,450 SF spaces available to lease or for user/investor.

See rent roll and proforma operating statement. Sale price way below cost to build new. Asking \$12 psf for vacant office spaces.

SBA financing available with as little as 10% down (must occupy 51% of building). Note: Building has a partial basement under 1/3 of building.

## Specifications

Building Size:	21,360 SF
Year Built:	2007
HVAC System:	GFA / Central Air
Electrical:	200 amp 3 phase
Sprinklers:	Yes
Washrooms:	7
Ceiling Height:	9 ft
Parking:	139 Spaces Common
Sewer/Water:	City
Zoning:	O2
Taxes:	\$39,883 (2023)
NOI:	\$146,382 (Proforma)
PIN #:	14-02-352-019,020

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### USER/INVESTOR

Suite	Tenant Name	Size SF	Annual Rent	Lease Start	Lease End
3913A	McHenry Co. Reg Office	7,000 SF	\$68,400	Sec.Dep. \$5700	6/30/28 *
3917G	Vacant	1,450 SF	\$17,400	-	-
3923A	Chiropractic	1,280 SF	\$20,480	Sec. Dep. \$1500	06/30/27
3923F	Drip IV Nutrition	1,778 SF	\$21,456	Sec. Dep. \$1788	03/31/28
3923L	Chiropractic	410 SF	\$6,560	Sec. Dep. \$500	06/30/27
3923H	Edward Jones	1,277 SF	\$18,516	-	02/16/28**
3929	Vacant	6,499 SF	\$77,988	-	-
<b>Totals</b>		<b>19,694 SF</b>	<b>\$230,800</b>		

\* (1) 5-year option to renew w/ rent negotiable.

\*\* (1) 5-year option to renew plus 30 day cancellation clause

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### USER/INVESTOR

Income Summary	PROFORMA
Vacancy Cost	(\$11,540)
<b>Gross Income</b>	<b>\$219,260</b>
Expenses Summary	PROFORMA
Real Estate Taxes	\$39,883
Insurance	\$5,847
Repairs & Maintenance	\$1,200
Gas	\$2,922
Water	\$4,178
Electric	\$10,579
Snow	\$3,000
Landscape	\$2,713
Alarm	\$1,080
Janitorial	\$1,476
<b>Operating Expenses</b>	<b>\$72,878</b>
<b>Net Operating Income</b>	<b>\$146,382</b>

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Investment Overview	PROFORMA
Price	\$2,300,000
Price per SF	\$108
CAP Rate	6.36%

  

Operating Data	PROFORMA
Gross Scheduled Income (Proforma)	\$230,800
Current Scheduled Income <b>(Actual Current Leases)</b>	<b>\$135,412</b>
Vacancy Cost	\$11,540
Gross Income	\$219,260
Operating Expenses	\$72,878
Net Operating Income	\$146,382

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