3911-3929 Mercy Drive McHenry, IL 60050

#### MLS #12030686

### USER/INVESTOR

**For Sale** 



# MULTI-TENANT OFFICE 21,360 SF

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.

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### \$2,300,000

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:	02
Taxes:	\$39,883 (2023)
NOI:	\$146,382 (Proforma)
PIN #:	14-02-352-019,020

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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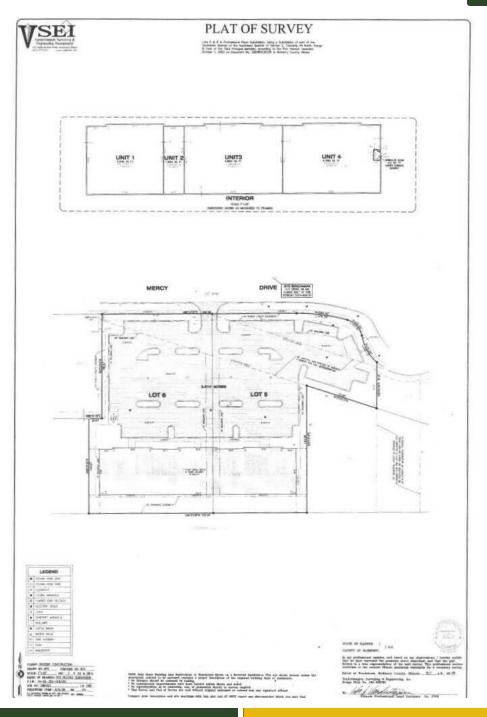
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### USER/INVESTOR

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	-	-
Totals		19,694 SF	\$230,800		

- \* (1) 5-year option to renew w/ rent negotiable.
- \*\* (1) 5-year option to renew plus 30 day cancellation clause

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## **For Sale**

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Income Summary	PROFORMA
Vacancy Cost	(\$11,540)
Gross Income	\$219,260
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
Operating Expenses	\$72,878
Net Operating Income	\$146,382

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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 (Actual Current Leases)	\$135,412
Vacancy Cost	\$11,540
Gross Income	\$219,260
Operating Expenses	\$72,878
Net Operating Income	\$146,382

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