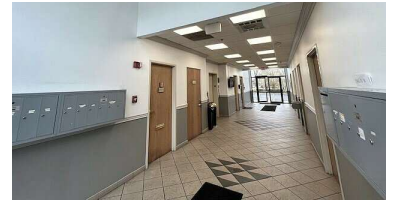


2615 Three Oaks Rd
Cary, IL 60013

For Sale

MLS #12201990

OFFICE INVESTMENT BUILDING



INVESTMENT BUILDING 18,434 SF

\$1,799,000

9% CAP RATE

Investment Opportunity
18,434 SF
2-Story Office Building

Silver Lake Professional Building. 2-story masonry office building currently 77% leased. 13 tenants ranging from 160 SF to 3,822 SF with 3 vacancies ranging from 160SF to 1,688 SF. First floor includes common break room, conference room and bathrooms on each floor. Elevator equipped, ample parking and monument signage. Northwestern Medicine and Cary Grove Dental are anchor tenants.

Offered at a 9% cap rate based on in place income. Current owner has made \$394,000 of upgrades in the last three years.

Located next to the Cary Post Office overlooking Jaycee Park pond.

Seller is a licensed real estate broker. Contact Broker for Rent Roll and Operating Statement.

Specifications

Building Size:	18,434 SF
Year Built:	1998
HVAC System:	GFA/ Central Air
Electrical:	200 amp
Elevator:	Yes
Washrooms:	4 Common 1 Private
Ceiling Height:	9 ft
Parking:	92
Sewer/Water:	City
Zoning:	B2
Taxes:	\$31,261.00 (2023)
NOI and CAP:	\$159,257 9% Cap
PIN #:	19-12-301-040

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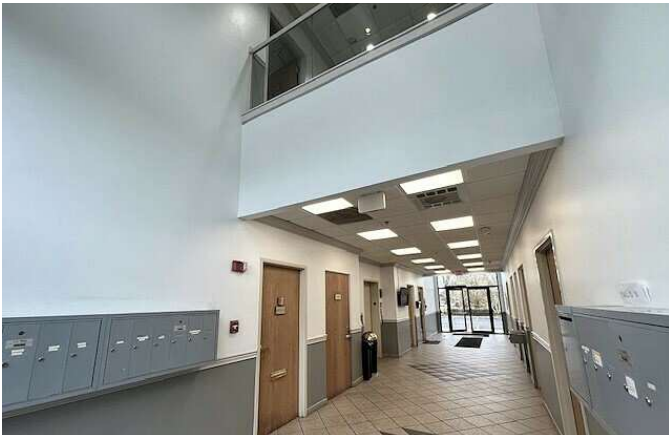
Senior Broker
Bruce Kaplan
BruceK@PremierCommercialRealty.com
O: 847.854.2300 xx20 C: 847.507.1759
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VP / Designated Managing Broker
Heather Schweitzer
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OFFICE INVESTMENT BUILDING

SECOND FLOOR



FIRST FLOOR

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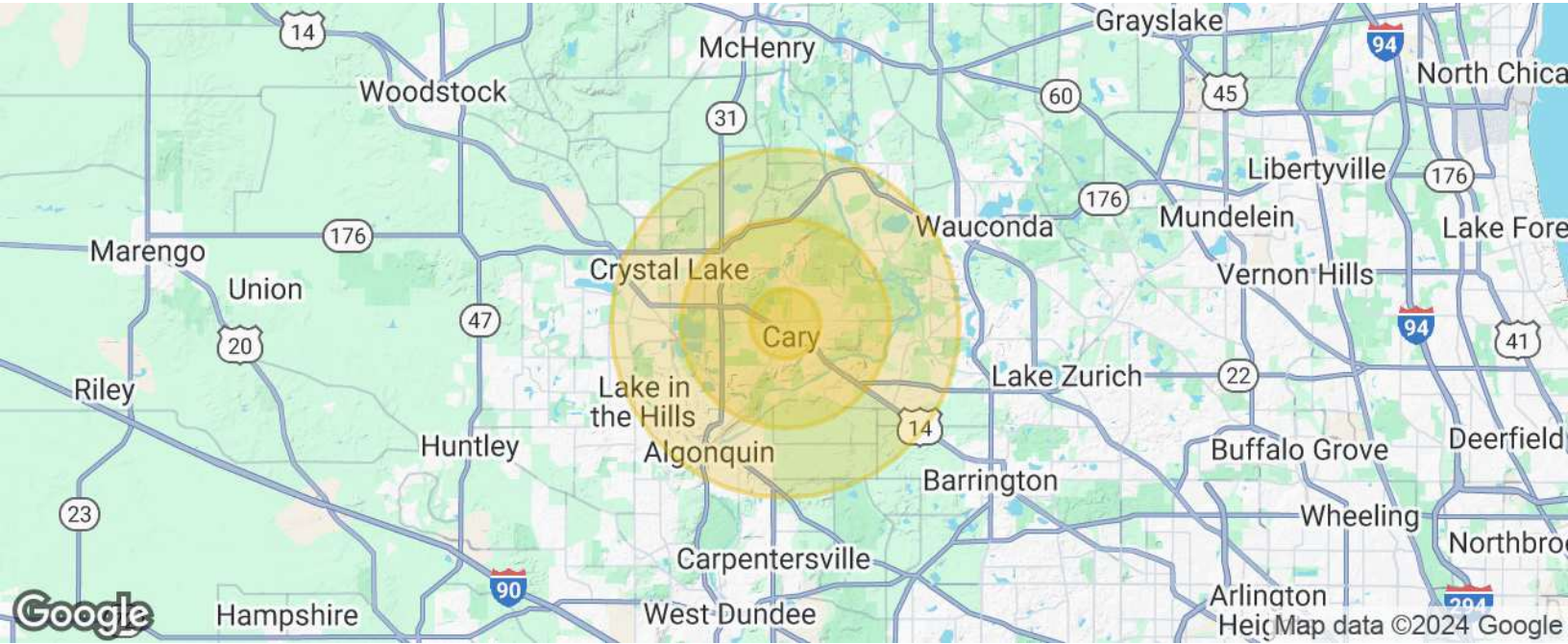
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OFFICE INVESTMENT BUILDING



Population	1 Mile	3 Miles	5 Miles
Total Population	8,690	39,285	105,477
Average Age	40	41	42
Average Age (Male)	39	40	41
Average Age (Female)	42	42	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,149	14,501	39,764
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$121,940	\$137,928	\$133,037
Average House Value	\$290,518	\$339,915	\$351,646

Demographics data derived from AlphaMap

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