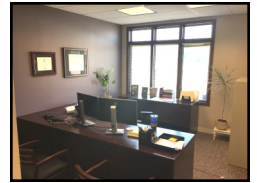
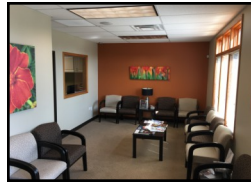


- Industrial
- Commercial
- Office
- Land
- Business

## INVESTMENT OPPORTUNITY

### Fully Leased 10.16 % CAP Rate 3-Unit Office Building 5,322 SF

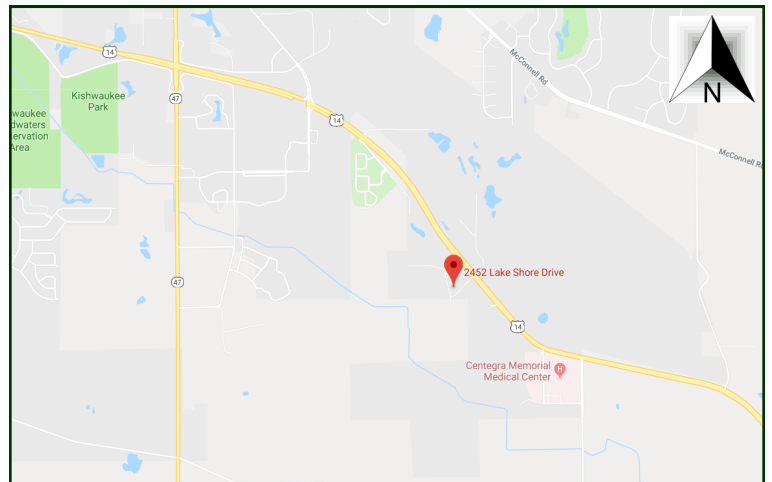
Fully leased 3 unit office building being sold as an investment for \$407,953. This investment has an NOI of \$41,479.25 and comes to a 10.16 % CAP rate. 3 units of 1,461 SF, 1,200 SF and 2,661 SF are all fully leased. Newer brick building, well kept, low maintenance. Parking lot was just repaired and refinished. Utilities separately metered. Possible user/investor opportunity as well. Contact broker for rent roll and operating statement. Visit Premier Commercial Realty website to see more listings.



#### PROPERTY SPECIFICATIONS

Description:	3-Unit Brick Office Building
Year Built:	2006
Building Size:	5,322 SF
Unit Sizes:	1,461 SF 1,200 SF 2,661 SF
Parcel Size:	.7 Acre
Parking:	25 Spaces
Percent Leased:	100%
Current NOI:	\$41,479..25
Cap Rate:	10.16 %
Financials:	Contact Broker
CAM/Insurance:	See APOD
Real Estate Taxes:	\$21,383 (2017)
SALE PRICE	\$407,953 (\$76.65 psf)

MLS: 10031348



Directions: Route 14, west on Lake Shore.

PIN: 13-22-105-006

August 1, 2018

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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Woodstock, IL 60098

