

# 776 W. BARTLETT ROAD BARTLETT, IL 60103

# FOR SALE

MLS # 10590903

March 1, 2021



## OFFICE CONDO - 2,080 SF

## PRICE REDUCED

~~\$139,000~~ **\$99,900 (\$48.03 psf)**

### DESCRIPTION

Price reduced! Amazing opportunity for a move in ready suite. Beautiful office/retail suite located in Westgate Commons, a mixed use development complex made up of offices, retail and restaurants. Close to Metra and not far from I-90 and Route 59. To be sold "as-is" and is move in ready. This is an ideal turn-key for multiple possible professional uses: medical, retail, legal, massage therapy or another Chiropractor (no restaurants per city). Taxes reduced in 2019. Association fee \$500/mo plus special assessment of \$405 thru 6/2023 for reserves for roof and parking lot. See layout and photos.

### SPECIFICATIONS

Description	Office/Retail Condo
Building Size	2,080 SF
Year Built	2006
HVAC System	GFA / Central Air
Electrical	100 AMP
Sprinklers	Yes
Washrooms	1 ADA
Ceiling Height	8'-14'
Parking	Common
Sewer/Water	City
Zoning	B1-3 Bartlett
RE Taxes	\$17,771 (2019)
PIN Number	06-34-109-006-1010
Special Assessment	\$405/mo thru 6/2023
Association Dues	\$505/mo

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,361	84,292	210,068
Avg Household Income	\$100,260	\$88,698	\$84,280
Daily Traffic Counts: 14,600			

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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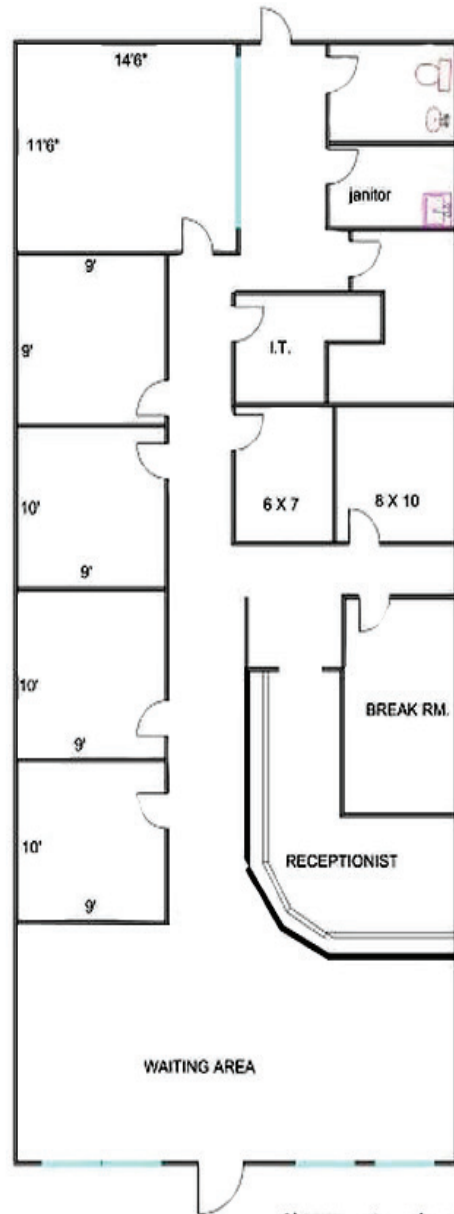
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## FLOOR PLAN



Measurements are Approximate

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