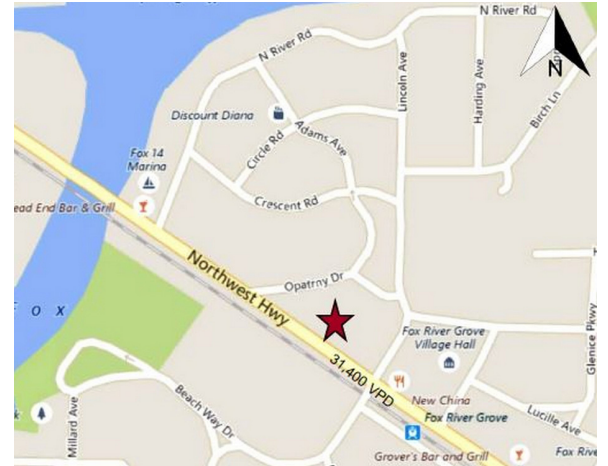


202 NORTHWEST HWY, (ROUTE 14) FOX RIVER GROVE, IL 60021

FOR SALE

MLS # 11061195

June 29, 2021



MIXED-USE 3,397 SF

\$265,000 (\$78.01 psf)

DESCRIPTION

80% Leased Mixed-Use Investment Building

Investors will like this 80% leased mixed-use, 4-unit property on busy Route 14. One small office (currently vacant) and 3 leased apartments. Generates \$43,200/year in rental income at 100% occupancy with approximately 7.0% CAP rate.

Rear paved parking lot plus street parking available. Basement for storage. See layouts and photos. Great starter investment. Contact Broker for financials.

For office rental, see MLS #11056066.

SPECIFICATIONS

Description	Mixed-Use Building
Building Size	3,397 SF
Year Built	1925 / Remodeled 2002
Lot Size	4,590 SF
HVAC System	GFA / Central Air
Electrical	100 AMP
Sewer/Water	City
Percent Leased	80%
Current NOI	\$18,553
CAP Rate	7.0%
CAM / Insurance	See attached APOD
RE Taxes	\$9,181.90 (2020)
PIN Number	20-18-481-006

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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BRUCE KAPLAN

Senior Broker
Office: 847-854-2300 Ext 20
Cell: 847-507-1759

BruceK@PremierCommercialRealty.com

9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
Office: 847-854-2300 | Fax: 847-854-2380

KEVIN KAPLAN

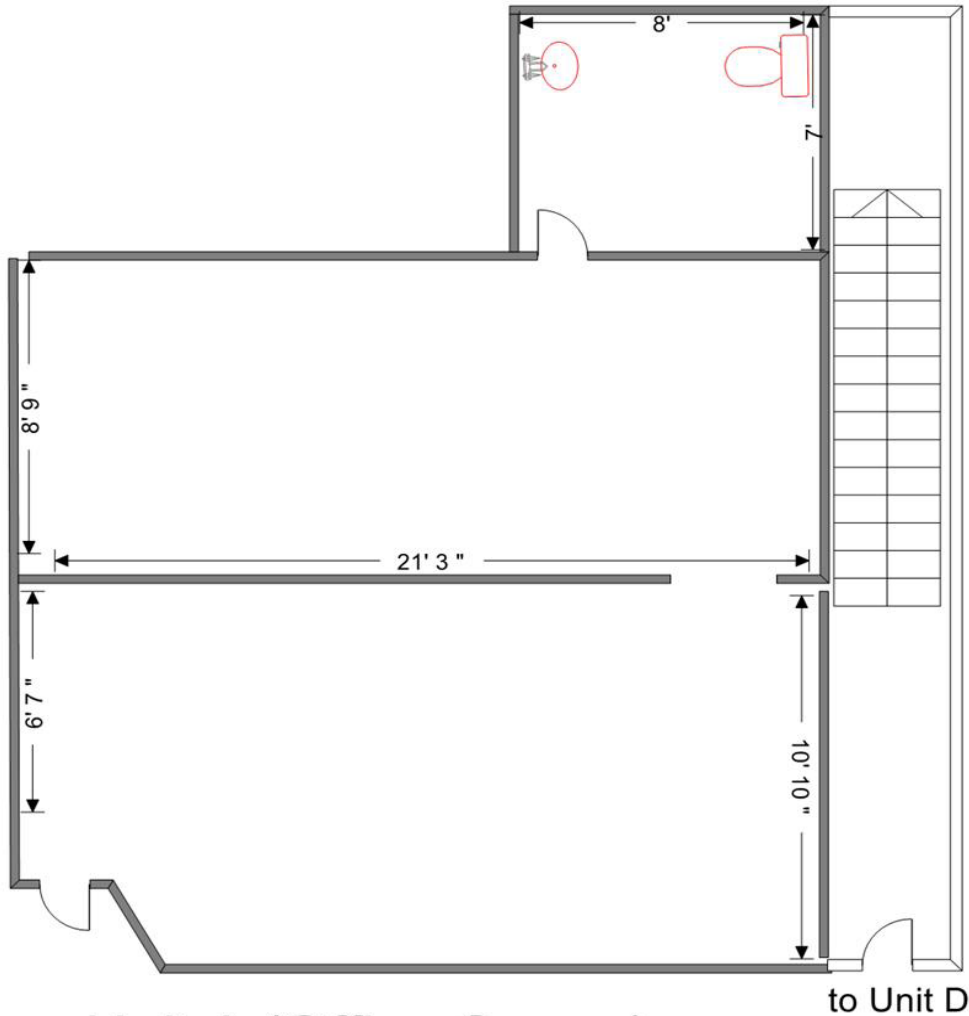
Associate Broker
Office: 847-854-2300 Ext 13
Cell: 309-261-0920

KevinK@PremierCommercialRealty.com

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FOX RIVER GROVE, IL 60021

FOR SALE

UNIT A



Unit A (Office Space)

All Measurements are Approximate



Front View



Rear View

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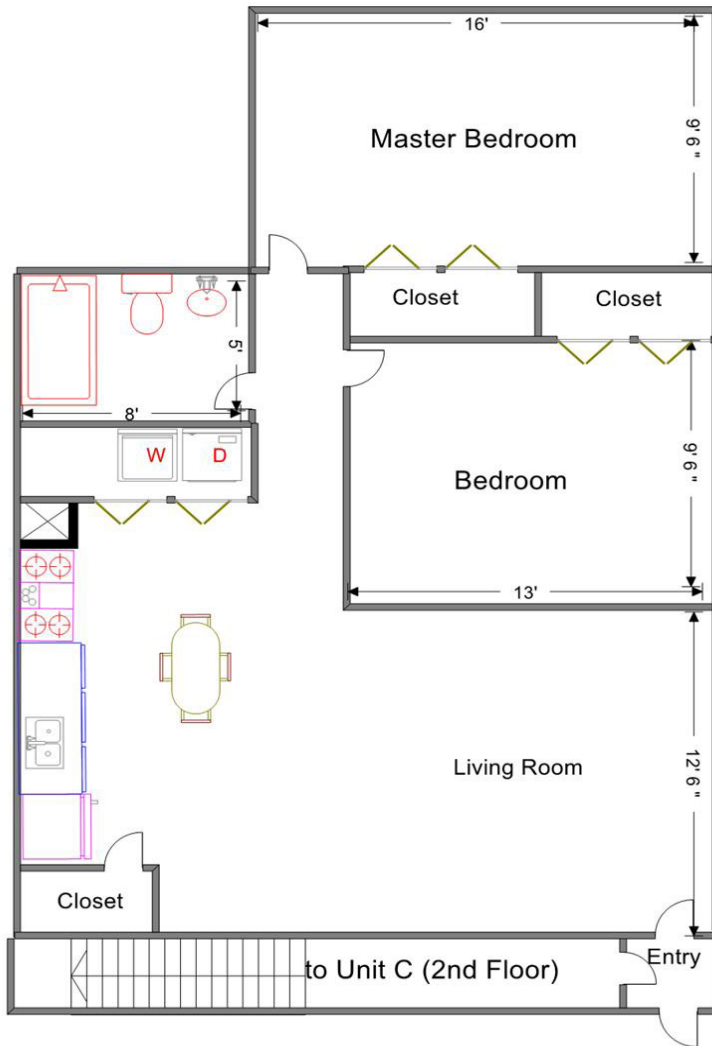
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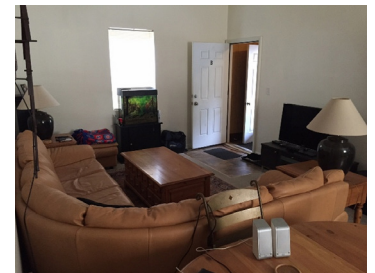
UNIT B



UNIT B (First Floor)



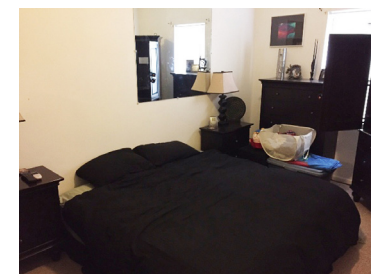
Rear View (Unit B Entry)



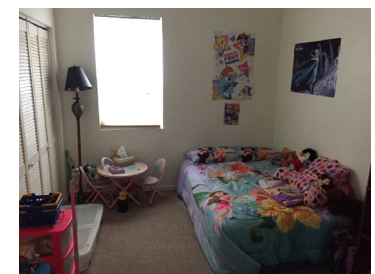
Living Room



Kitchen



Master Bedroom



Bedroom 2

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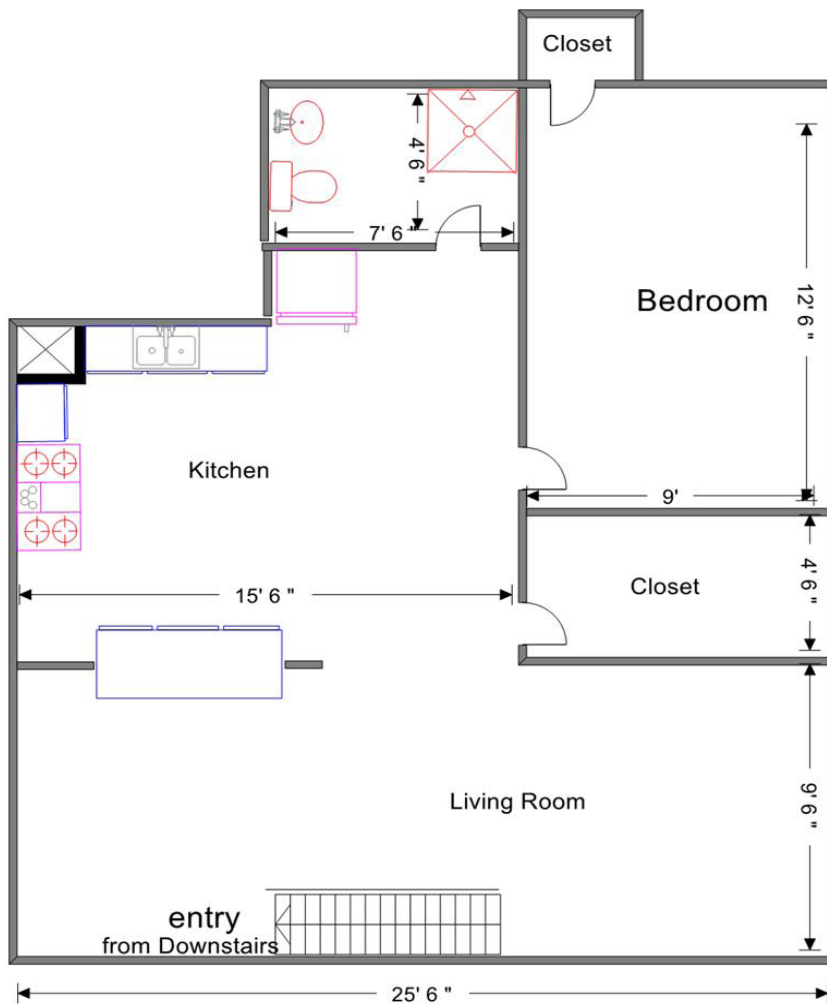
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FOR SALE

UNIT C



Unit C (2nd Floor)



Rear View (Unit C Entry)



Living Room



Kitchen



Kitchen

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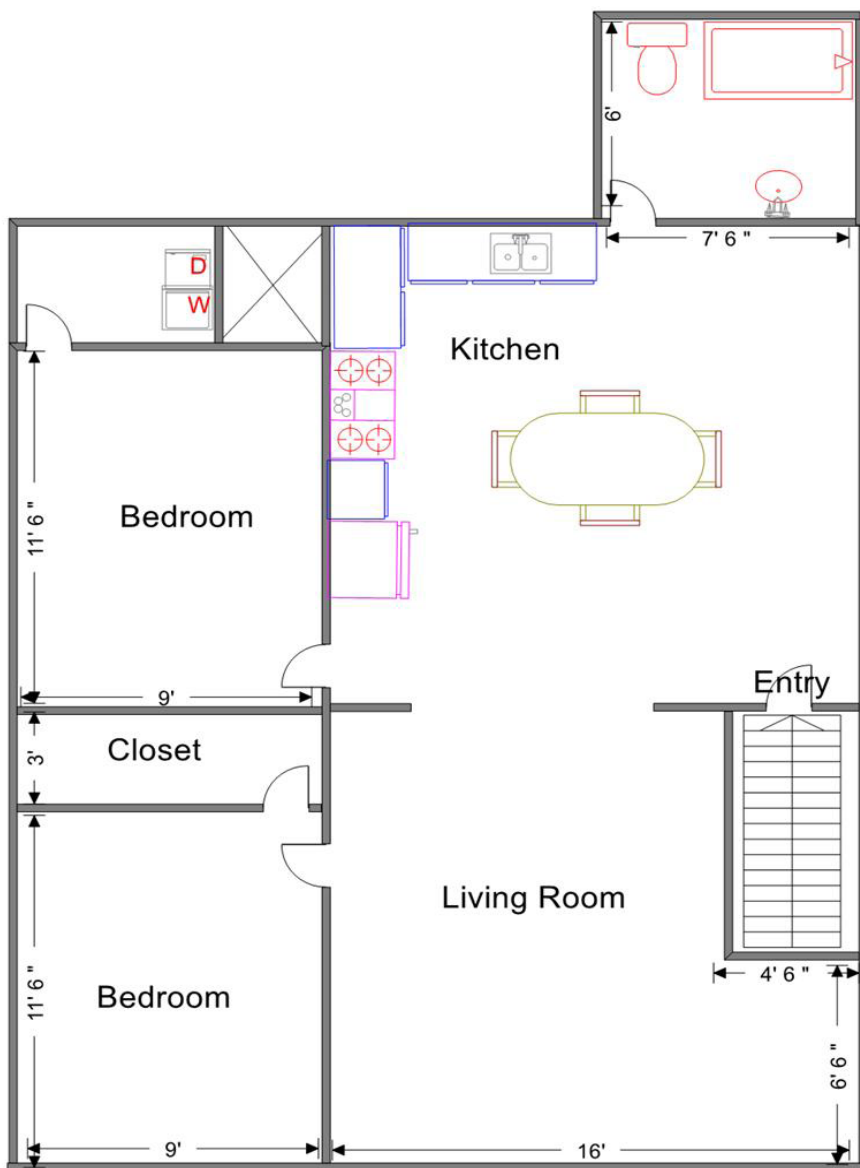
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FOR SALE

UNIT D



Unit D (2nd Floor)

All Measurements are Approximate



Front View



Unit D Entry



Living Room



Kitchen

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- Industrial
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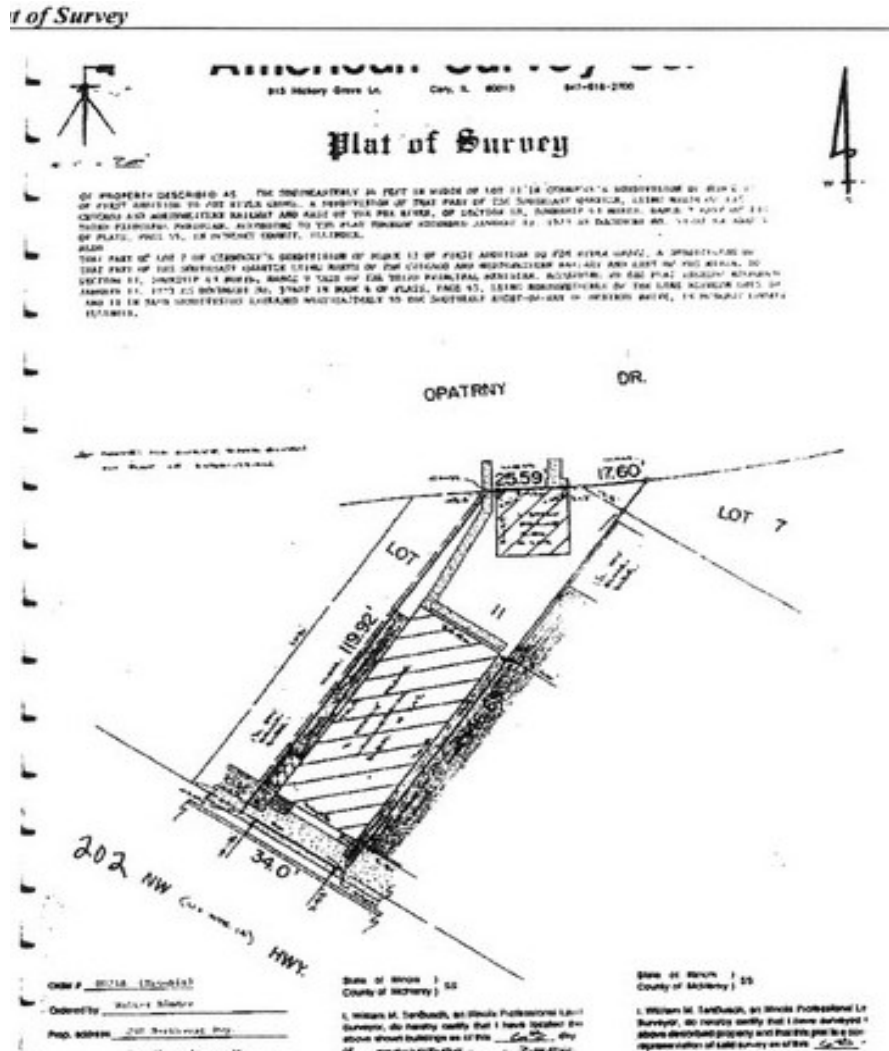
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PLAT OF SURVEY



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