

820 S. BARTLETT RD. STREAMWOOD, IL 60107

FOR SALE

MLS # 11147137

July 5, 2021



INVESTMENT • OFFICE BUILDING
10 UNIT 5,995 SF

\$499,900 (\$83.39 psf)

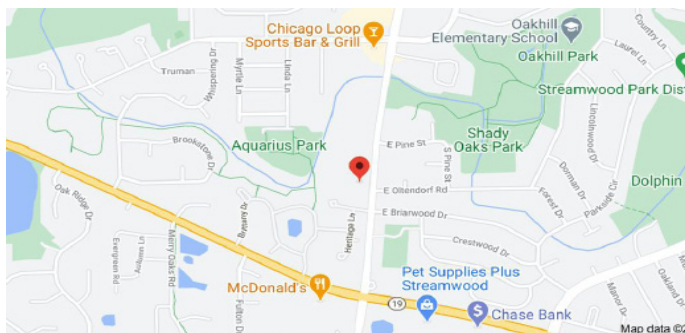
DESCRIPTION

Investment Opportunity
12.37% CAP Rate • 90% Leased Office Building

Professional free standing masonry office building in excellent condition. 12.37% CAP rate with long term tenants. 10 Units with ability for an owner/user to occupy one of the units. Steady income, tenants pay NNN leases. One remaining suite available for lease. Lighted parking lot. Located within minutes of I-90 and Route 59 full interchange or Route 20 east and west access. Contact Broker for financials. See photos and layout.

SPECIFICATIONS

Building Size	5,995 SF
Land Size	.64 AC 27,915 SF
Year Built	1990
HVAC System	GFA / Central Air
Electrical	200 AMP
Sprinklers	No
Washrooms	2 ADA (Common) 1 ADA (Suite 102)
Ceiling Height	9 FT
Parking	Ample
Sewer/Water	City
Zoning	C2
RE Taxes	\$50,194 .00
CAM , Taxes & Utilities (paid by Tenants)	\$5.22 psf
NOI / CAP Rate	\$61,847.00 / 12.37% CAP
PIN	06-23-300-037-0000



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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SHARON GLASSHOF
Senior Broker

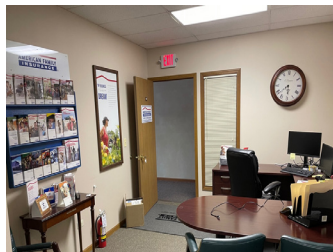
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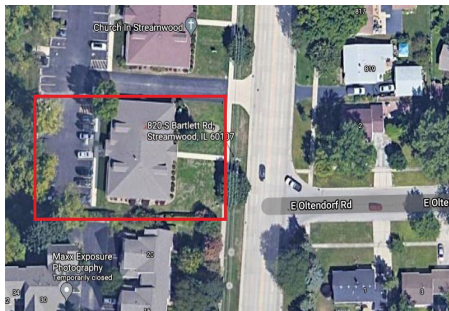
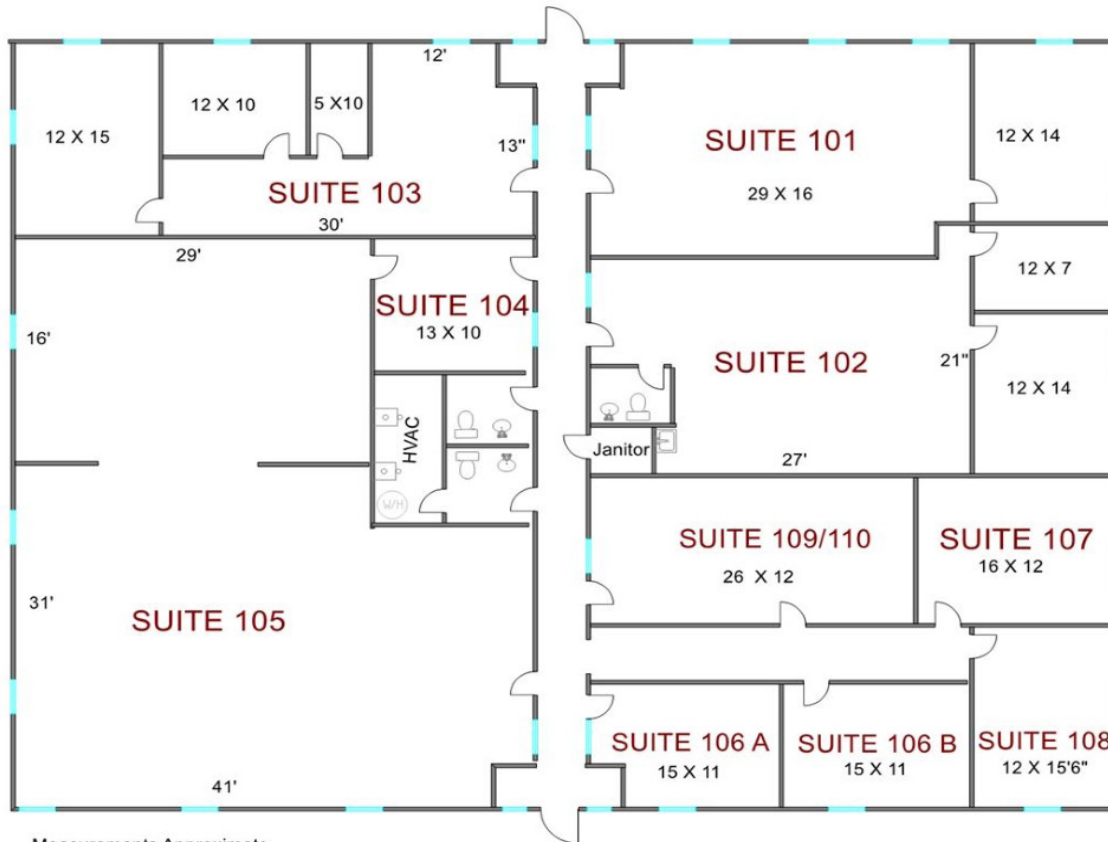
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FLOOR PLAN



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