



Available for sale is a seven-tenant, one-story, masonry commercial strip building, consisting of 19,822 sf and approximately 40 years of age. The building consists of five front units of retail/office space with warehouse space in the back section. The remaining two rear units are currently being used as office/warehouse space. The rear units are best considered for warehousing. Unit 5160 is approximately 9,600 sf, and units 5158, 5156, 5154, 5152 each contain approximately 1,470 sf, and the two rear warehouse units 12644 and 12642 each contain approximately 2,171 sf. All units contain a drive-in door and one restroom, with the exception of unit 5160 which has three restrooms. The property site consists of 44,693 sf, with an asphalt paved parking lot comprising of 38 exterior parking spaces. As of this listing, four of the seven units are occupied on a month-to-month tenancy, under gross terms. With fully stabilized occupancy, the gross potential annual income is projected at approximately at \$258,580. With estimated expenses, stabilized net operating income is projected at about \$88,000, with a Cap Rate of 12.3%



*Offered at \$715,000*

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