

OFFICE FOR SALE

24 S Des Plaines River Rd, Des Plaines, IL 60016



OFFERING SUMMARY

SALE PRICE:	\$425,000
NUMBER OF UNITS:	4
CAP RATE:	9.37%
NOI:	\$39,810
LOT SIZE:	0.33 Acres
YEAR BUILT:	1988
BUILDING SIZE:	4,600 SF
MARKET:	Chicago-O'Hare
SUBMARKET:	Des Plaines
PRICE / SF:	\$92.39

PROPERTY OVERVIEW

Keller Williams Commercial is please to bring to market 24 S Des Plaines River Rd. This 100% occupied office building sale/lease back. All brick building with many updates including HVAC recently replaced and roof certification. Owners will sign a long-term lease and stay, guaranteeing you income. Other long-term tenants as well. Tenants pay utilities except water. This is a well maintained and very nice, turn key opportunity.

PROPERTY HIGHLIGHTS

- Updated
- 100% Occupied
- Long term tenants

KW COMMERCIAL
700 Busse Highway
Park Ridge, IL 60068

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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GROSS INTERNAL AREA
FLOOR 1: 4362 SQ FT
TOTAL: 4362 SQ FT
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



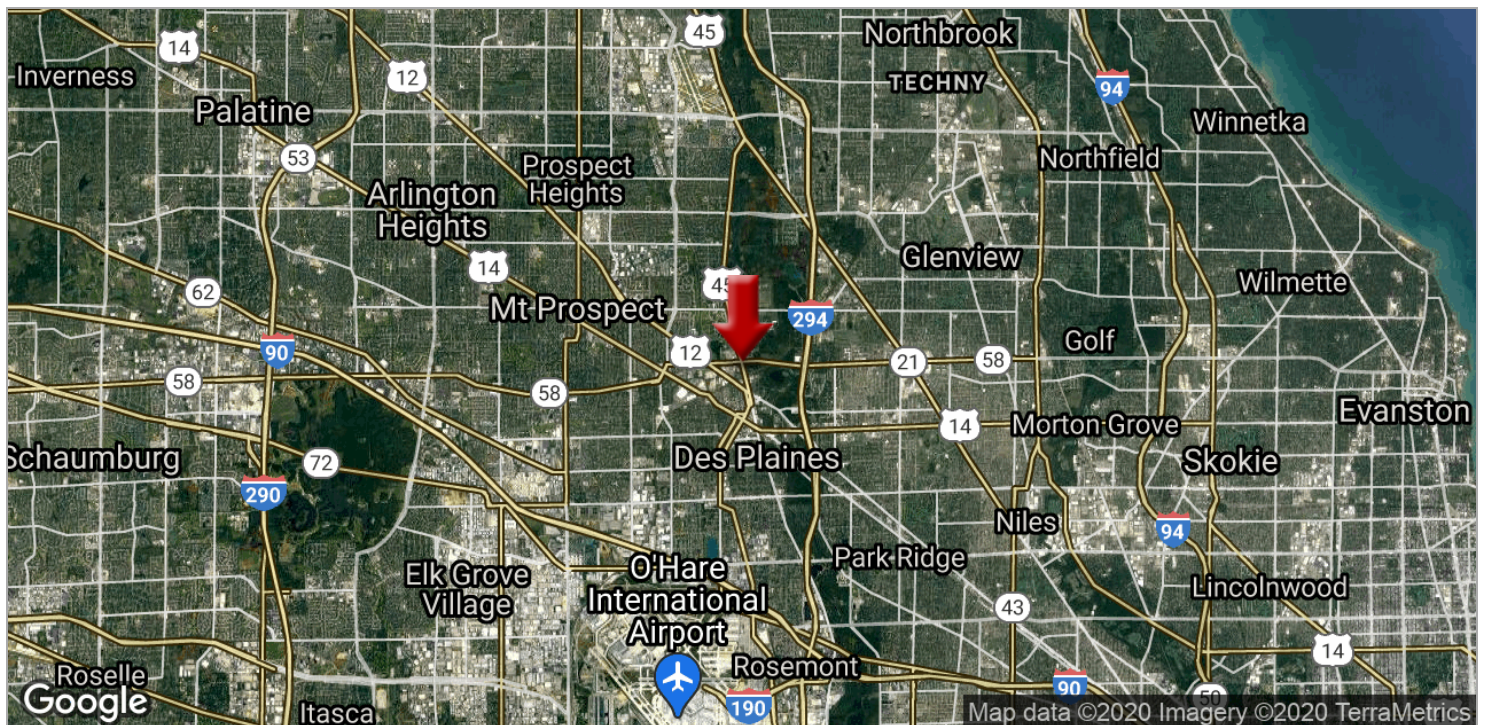
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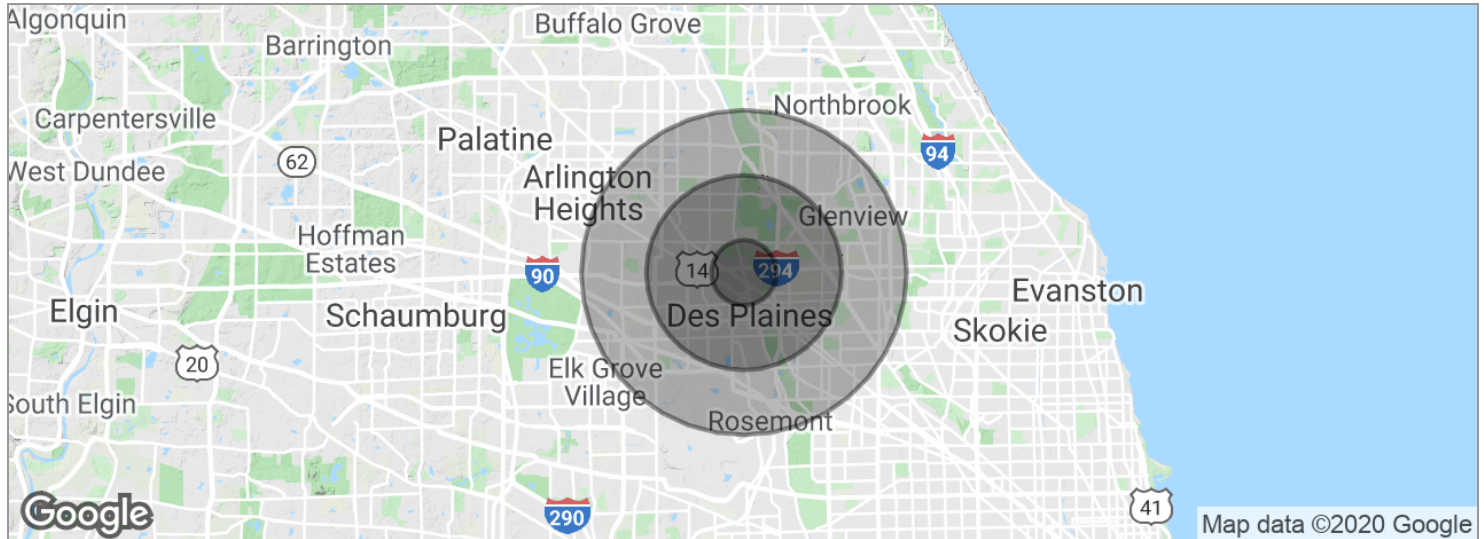
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	16,282	125,088	305,508
Median age	39.7	40.1	41.1
Median age (male)	35.9	38.1	39.5
Median age (Female)	42.9	41.7	42.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,264	47,821	115,903
# of persons per HH	2.2	2.6	2.6
Average HH income	\$61,979	\$75,152	\$84,574
Average house value	\$299,281	\$316,421	\$370,526

* Demographic data derived from 2010 US Census

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