



FOR SALE:

27,000 SQ. FT. OFFICE BUILDING

SOLD



**3233 N. Arlington Heights Road
Arlington Heights, Illinois**

LOT SIZE:	1.3± Acres
SCHEDULED GROSS INCOME:	\$366,000.00
OPERATING EXPENSE:	\$76,000.00
ZONING:	M-1
REAL ESTATE TAX (1997):	\$88,850.00
SCHEDULED NET INCOME:	\$201,000.00

PROPERTY DESCRIPTION:

Improvements consist of a modern three story elevator office building built in 1980, containing a total gross leasable area of 27,009 sq. ft. Construction includes concrete and steel with masonry and dryvit finishes, tar and gravel roof, master controlled gas heat, and common duct air-conditioning. The excellent location and condition attracts various medical and professional tenants as occupants. The property is well maintained and offers an astute investor tremendous upside potential.

LOCATION:

The property is strategically located in Chicago's northwest suburban "Golden Corridor", which offers both excellent accessibility to the metropolitan expressway system and the amenities of nearby downtown Arlington Heights with its shopping, restaurants, and metra commuter line.

For further information including income, expenses, site plan and rent roll please contact:

Paul G. Demik
Principal

(847) 797-8900, Ext. 17

Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing withdrawn without notice.