



**DK REALTY  
PARTNERS, LLC**

650 E. Algonquin Road, Suite 201  
Schaumburg, IL 60173

# Unique Investment Opportunity!

## NNN Leased 7-Eleven

950 W. Monroe Street, Chicago, IL

- ▶ Corporate Backed Long Term Lease
- ▶ National Tenant
- ▶ Highly-Coveted West Loop Location
- ▶ Scheduled Net Income: \$108,163.00

**Property Description:** DK Realty Partners, LLC, is pleased to announce it has been chosen as the Exclusive Broker to market the subject property. Property consists of a NNN Corporate Leased 7-Eleven, comprised of 1,970 square feet of retail space and 548 square feet of office space, totaling 2,518 square feet of rentable space.

Currently, a 15-year lease is in place, with 12+ years remaining on the initial term. Also included are 3% annual increases, and (3) five-year renewal options.

**Amenities and Features Include:** Long-term corporate-backed lease with national tenant, highly-coveted West Loop location, traffic-lighted intersection, attractive signage, and 2 indoor parking spaces conveniently located in the building's heated garage.

**SOLD**



**Location Description:** Located on the northeast corner of Monroe and Morgan in Chicago's trendy West Loop, the offering currently serves as the main retail space for the "Residences at 950 W. Monroe", a luxurious 101-unit condominium project completed in 2005.

Conveniently located near a wide-array of public transportation, I-94 and I-290, as well as the many shops and restaurants the West Loop has to offer. The subject presents a unique opportunity to acquire an investment that will continue to experience great appreciation in one of the more affluent neighborhoods in the City of Chicago.

***For additional information, including lease synopsis, income stream and floor plan, please call for a Confidentiality Agreement.***

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