



FOR SALE: CENTRAL OFFICE PLAZA

A 26,535 SQ. FT. OFFICE BUILDING

SOLD



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500 W. Central Road, Mount Prospect, Illinois

LOT SIZE:	34,270 sq. ft.
SCHEDULED GROSS INCOME:	\$317,200.00
OPERATING EXPENSE:	\$100,719.00
ZONING:	I-1 Light Industrial District
REAL ESTATE TAXES (1998):	\$50,000.00
SCHEDULED NET INCOME:	\$166,481.00

PROPERTY DESCRIPTION:

Improvements consist of a modern two-story elevator office building built in 1971, containing a total gross leasable area of 24,400 sq. ft. Construction includes concrete; steel and glass; flat built-up composition roof; gas-fired forced-air heating system; and roof-mounted cooling units. Lighted, on-site, asphalt-paved parking is available for 71 vehicles.

LOCATION:

The property is strategically located at the northwest corner of Central Road and Northwest Highway in Chicago's northwest suburban "Golden Corridor", which offers excellent accessibility to the metropolitan expressway system and is conveniently located near the Metra commuter line.

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

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 Prices subject to change and listing withdrawn without notice.