



FOR SALE:

**COVE PLAZA—24,300 Sq. Ft.
Lombard, Illinois**



400-436 W. 22nd Street, Lombard, Illinois

Lot Size: 86,725 sq.ft. (395' frontage on 22nd Street)

Zoning: B-3 (Community Shopping)

P.I.N.: 06-30-200-029

Scheduled Gross Income: \$325,000.00

Real Estate Taxes: \$34,369.00 (1999)

SOLD

Property Description: Improvements consist of a modern one-story multi-tenanted 24,300 sq.ft. retail center containing 14 units ranging in size from 800 sq.ft. to 3,600 sq.ft. Amenities include attractive exterior (completed 1999), professional landscaping, abundant parking (96 spaces), as well as newer roofs (1992). All units are leased on a net basis with tenants paying their proportionate share of real estate taxes, common-area expenses and property management fees.

Location: The property is conveniently located at the northeast corner of 22nd Street and Finley Road with easy access to I-355, Downers Grove and Oak Brook.

Summary: Based on the property's current 89% occupancy, low rents, as well as its excellent DuPage County (low real estate tax) location, the subject offers an astute investor tremendous upside potential.



To obtain a Confidentiality Agreement and further information, please contact:

Paul G. Demik

Principal

(847) 797-8900, Ext. 17

Exclusive Agent



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