

FOR SALE

OWNER-USER & INVESTOR OPPORTUNITY



7,200 SF OFFICE BUILDING
130 WAUKEGAN ROAD | DEERFIELD



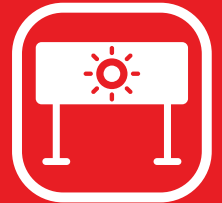
**INVESTMENT
OPPORTUNITY WITH
UPSIDE POTENTIAL**



**CLOSE PROXIMITY TO
EXPRESSWAYS, O'HARE
& DOWNTOWN CHICAGO**



**ESTABLISHED RETAIL
IN IMMEDIATE
VICINITY**



**OPPORTUNITY
FOR HIGH
VISIBILITY SIGNAGE**

PROPERTY HIGHLIGHTS

7,200 SF situated on 0.44 acres (3,600 contiguous SF)

Lower level renovated in 2014

Current Occupancy: 13%

Parking: 27 spaces (3.75/1,000 SF)

Real Estate Tax: \$24,049.78/YR (\$3.34 PSF) (2017)

Asking Price: \$1,100,000 (\$152.77 PSF)

EXCLUSIVE AGENT



PODOLSKY CIRCLE
CORFAC INTERNATIONAL
BROKERAGE • MANAGEMENT • ADVISORY

MICHAEL LUPO

Associate

ml@podolsky.com • 847.444.5708

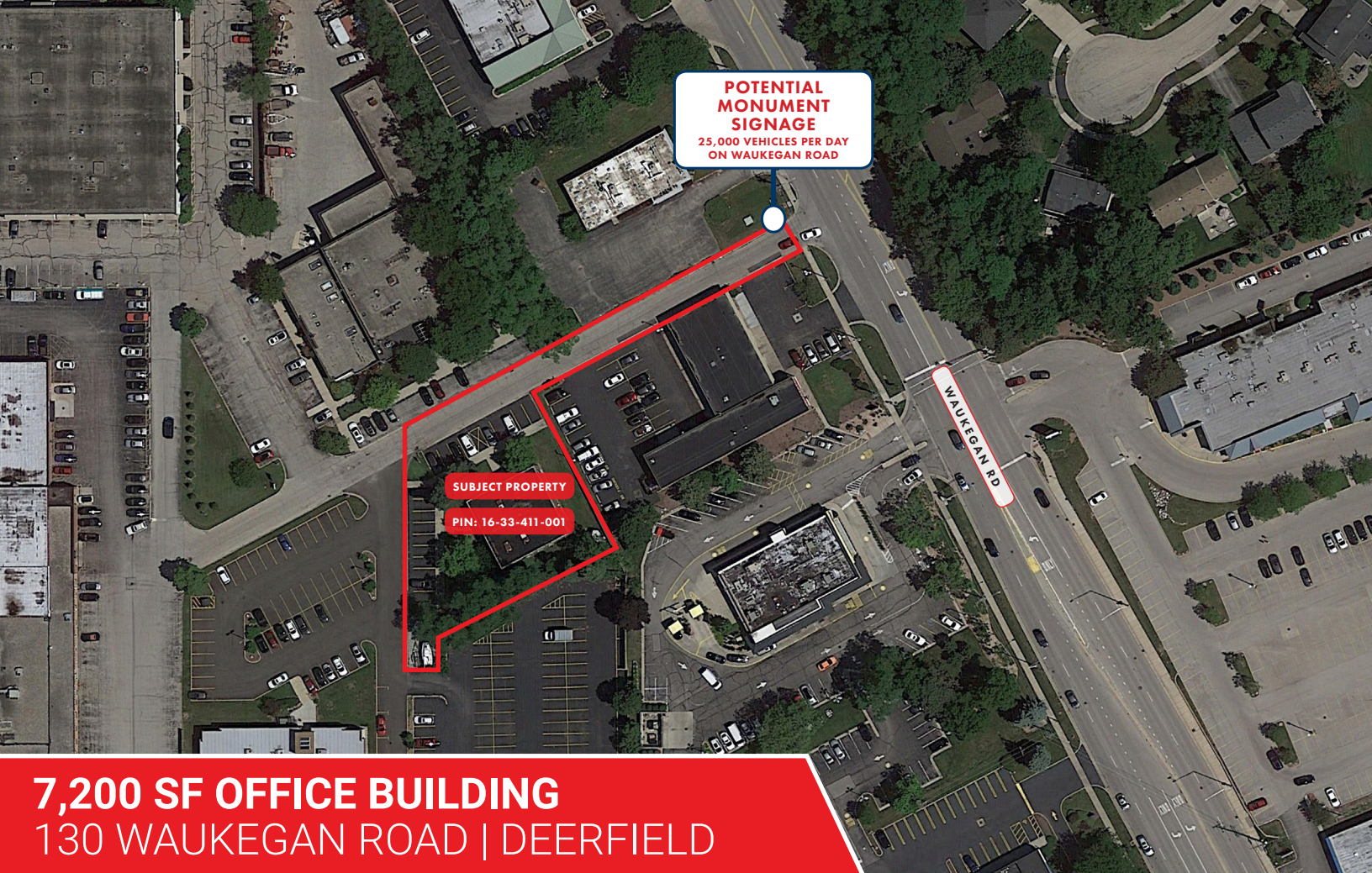
1700 W Higgins Road, Suite 280
Des Plaines, IL 60018 • podolsky.com

Some of the information contained herein is from owner and has not been independently verified by us. The balance of the information is from sources we deem reliable. We do not warrant that the information is true and correct and recipient should independently verify same. Price and other terms are subject to change without notice.



7,200 SF OFFICE BUILDING 130 WAUKEGAN ROAD | DEERFIELD





7,200 SF OFFICE BUILDING 130 WAUKEGAN ROAD | DEERFIELD



PROPERTY SPECS

- HVAC: 5 RTU'S / 1 LOWER LEVEL SPLIT SYSTEM
- SECURITY SYSTEM
- ROOF REPLACED IN 2008
- NEWLY ADDED PROPERTY FENCE
- EXTERIOR LIGHTING TIMER SYSTEM
- OPERABLE CASEMENT WINDOWS THROUGHOUT

Some of the information contained herein is from owner and has not been independently verified by us. The balance of the information is from sources we deem reliable. We do not warrant that the information is true and correct and recipient should independently verify same. Price and other terms are subject to change without notice.



7,200 SF OFFICE BUILDING
130 WAUKEGAN ROAD | DEERFIELD



EXCLUSIVE AGENT



PODOLSKY CIRCLE
CORFAC INTERNATIONAL
BROKERAGE • MANAGEMENT • ADVISORY

MICHAEL LUPO

Associate

ml@podolsky.com • 847.444.5708

1700 W Higgins Road, Suite 280

Des Plaines, IL 60018

podolsky.com

Some of the information contained herein is from owner and has not been independently verified by us. The balance of the information is from sources we deem reliable. We do not warrant that the information is true and correct and recipient should independently verify same. Price and other terms are subject to change without notice.