

FOR SALE

OFFER DEADLINE: AUGUST 2

FULLY LEASED OFFICE CONDO

1500 Eisenhower Rd #200 Lisle, IL – Commerce Place of Lisle

Minimum Offer Price: \$650,000 | Cap Rate: 11.34%

Highly Motivated Seller | Will Sell At or Above Minimum Offer Price



PROPERTY HIGHLIGHTS

This 5,061 SF office condo is completely split and leased to two well-established tenants at a highly attractive 11.34% cap rate. The offices have recently been upgraded and are located in the Commerce Place Office Complex. This is a wonderful opportunity to acquire solid cashflow at a high-value cap rate.

Lisle is a substantial office market in the east/west commercial corridor of Chicago along I-88. Home to 22,989 residents, the city is well located roughly 27 miles west of Downtown Chicago. The median income of \$79,819 per household is far superior to both the state & national averages. Lisle has a growing economy within finance, insurance, tech services, and wholesale trade. It is also home to major commercial retailers and popular restaurants, showcasing the area as a bustling town for current and incoming residents and tenants.

TENANT INFORMATION

Unit 200A: 2,030 SF – First Centennial Mortgage (www.gofcm.com)

NNN Lease – Currently paying \$15.02/SF NNN (\$30,490.56/year NNN)

Unit 200B: 3,031 SF – ITG Transportation (www.itgtrans.com)

NNN lease – Currently paying \$14.25/SF NNN (\$43,191.75/year NNN)

PROPERTY DETAILS

Total SF: 5,062 (2 separate suites w/ common area bathrooms)

Net Operating Income: \$73,682

Taxes (2018): \$16,533.3 (reduced 21% from 2017)

Condo Assoc. Fees: \$2.77/SF



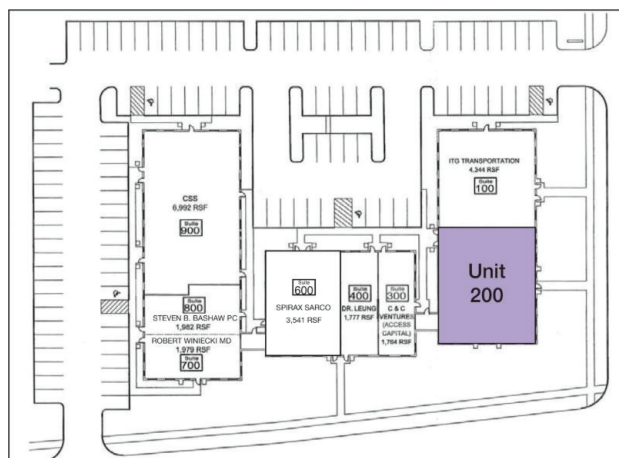
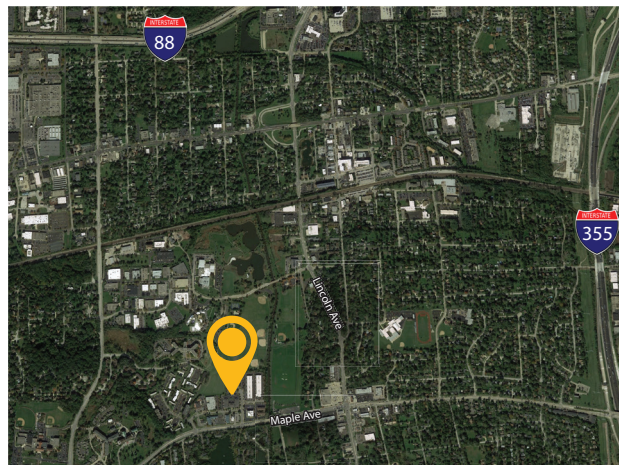
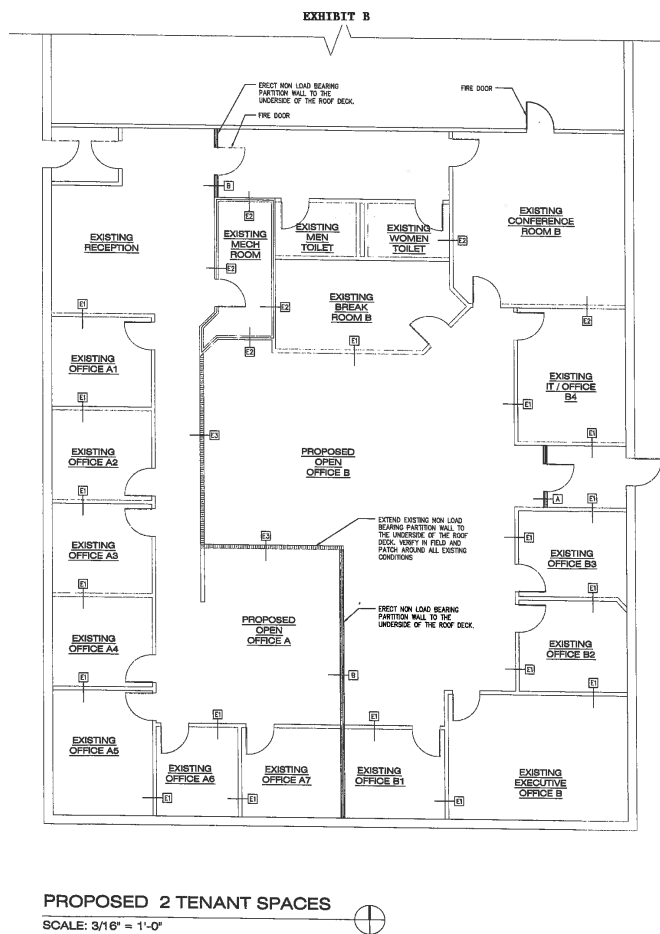
For more information,
please call or email:

CHET EVANS

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LOCATION INFORMATION & TERMS OF SALE



CONTACT INFORMATION

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TERMS OF SALE

ON-SITE INSPECTIONS: By Appointment Only

OFFER DEADLINE: August 2

Offers must be delivered to the offices of Hilco Real Estate on or before 5:00 p.m.(CT) on the day of the deadline to be considered. Interested buyers may submit their offers via mail to the following address: Hilco Real Estate, 5 Revere Drive, Suite 320, Northbrook, IL 60062, or via email to cevans@hilcoglobal.com.

DUE DILIGENCE INFORMATION: A Virtual Data Room has been set up and contains important due diligence information on the property. To gain access, buyers must create a profile at HilcoRealEstate.com.

BROKER PARTICIPATION: A co-op fee of 2% will be paid to the REALTOR®/Broker whose registered buyer closes on a property offered as part of this sale.

The information contained herein is subject to inspection and verification by all parties relying on it to formulate a bid. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers, their representatives or Auctioneer. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS IN THIS BROCHURE ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited.

Hilco Real Estate, LLC in cooperation with Jeff Azuse, Illinois Broker, Lic. #471.011086.
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For more information,
please call or email:

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