

## INCOME PROPERTY FOR SALE

# 830 S NORTHWEST HIGHWAY OFFICE BUILDING

830 S Northwest Highway, Barrington, IL 60010



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$289,000
<b>NUMBER OF UNITS:</b>	6
<b>LOT SIZE:</b>	9,600 SF
<b>BUILDING SIZE:</b>	5,400 SF
<b>ZONING:</b>	B2
<b>MARKET:</b>	Chicago
<b>SUBMARKET:</b>	Northwest Suburbs
<b>PRICE / SF:</b>	\$53.52

### PROPERTY OVERVIEW

Office Building with income, 90% occupied and current owner offering to stay on as tenant and Leaseback  $\pm 1400$ sf. Only vacant space is adjacent 1st level space 785sf, asking rents \$18/sf, \$1178/month. Lower level is finished and fully leased. Current Income \$51k; with vacant unit filled jumps to \$65k. Contact Joe H for details.

### PROPERTY HIGHLIGHTS

- 90% full; 1 available unit 785sf 1st Floor
- 1.5 mile to center of Downtown Barrington & Metra Station
- 10 mile to I-90 on ramp; 22mi to O'hare; 36 mi to Downtown Chicago
- Taxes: \$13,414; paid in 2020 for 2019

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,466	11,638	34,154
Total Population	3,971	33,075	96,903
Average HH Income	\$132,719	\$141,557	\$134,837

**KELLER WILLIAMS CHICAGO-O'HARE**  
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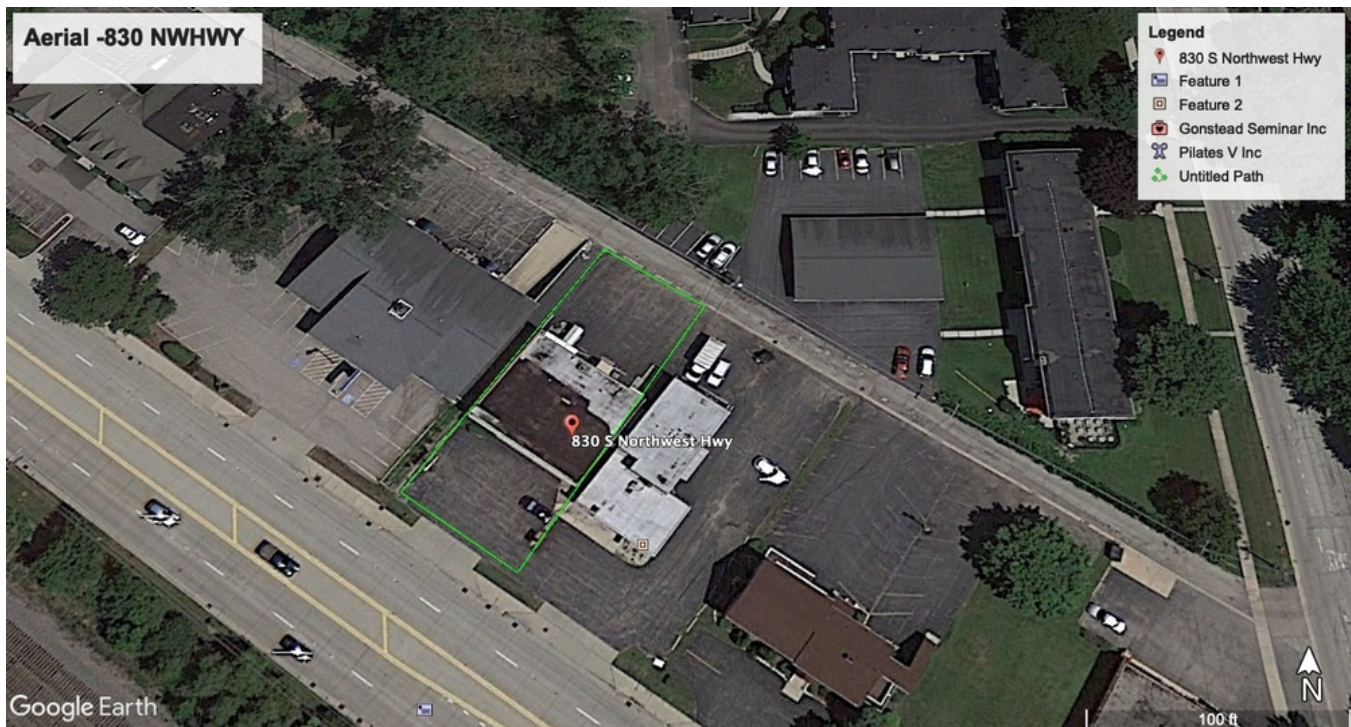
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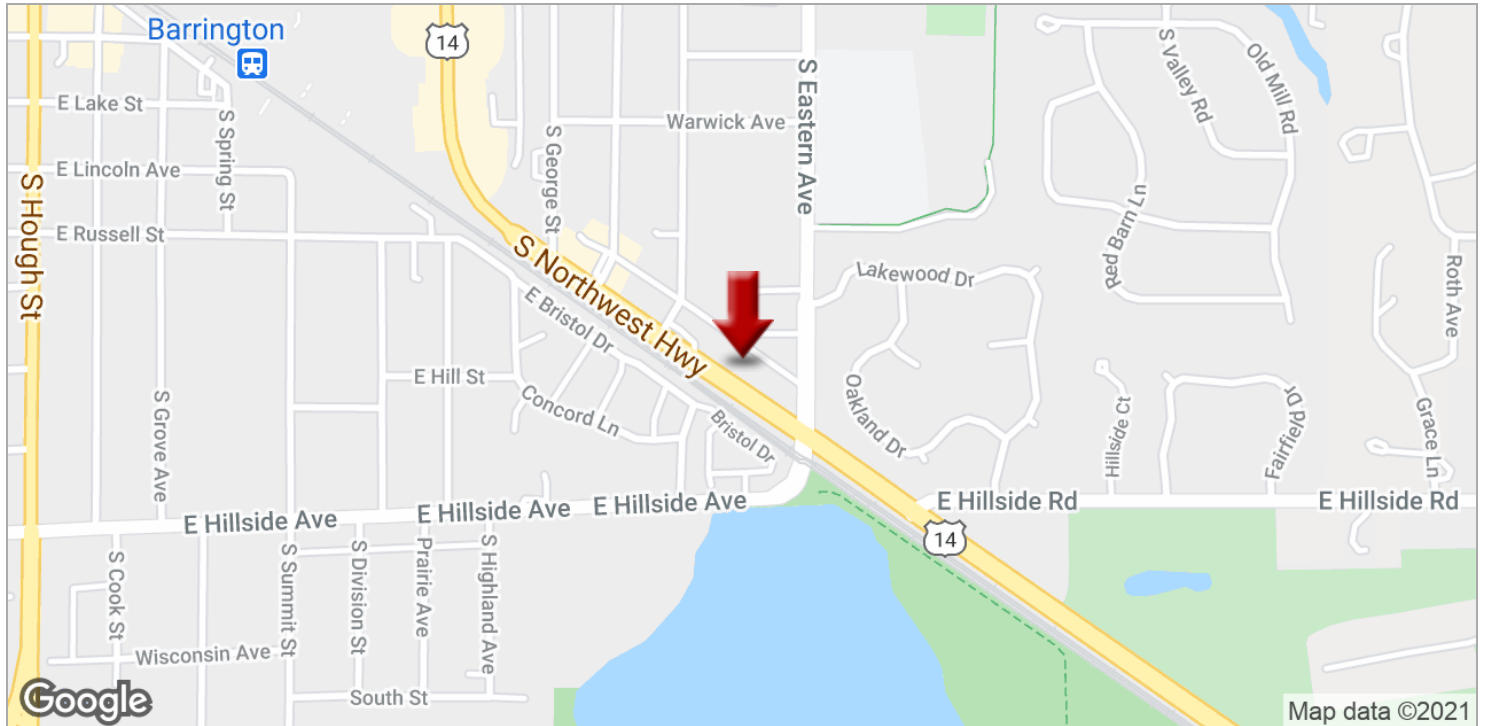
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