

OFFICE FOR SALE

700 NICHOLAS BLVD, ELK GROVE VILLAGE, IL

700 Nicholas Blvd, Elk Grove Village, IL, Elk Grove Village, IL 60007



SALE PRICE:	\$3,150,000
CAP RATE:	9.8% On Current NOI
NOI:	\$307,738 Current
LOT SIZE:	0.75 Acres
BUILDING SIZE:	40,000 SF
BUILDING CLASS:	B
YEAR BUILT:	1972
ZONING:	Office
MARKET:	Chicago
SUB MARKET:	Western Suburbs
CROSS STREETS:	Higgins Road And Nicholas Blvd

PROPERTY OVERVIEW

This is an excellent investment for some looking to invest in office property. It is currently 83% occupied and has a current net operating income of \$307,738 per year with a cap rate of 9.8%. This building also offers a fitness room, common kitchen, common conference room, loading dock, overhead door, elevator, outdoor/indoor lounge area, keyless entry, security cameras, fiber optics, on-site public transportation and more. Excellent visibility from Higgins Road. THIS IS AN AGENT OWNED PROPERTY.

PROPERTY FEATURES

- Close to O'Hare Airport
- Near public transportation
- Close to the O'Hare-Elgin Tollway, Rt 53. Rt. 83
- Fitness room
- Loading dock
- Drive-in door
- Common kitchen / conference room

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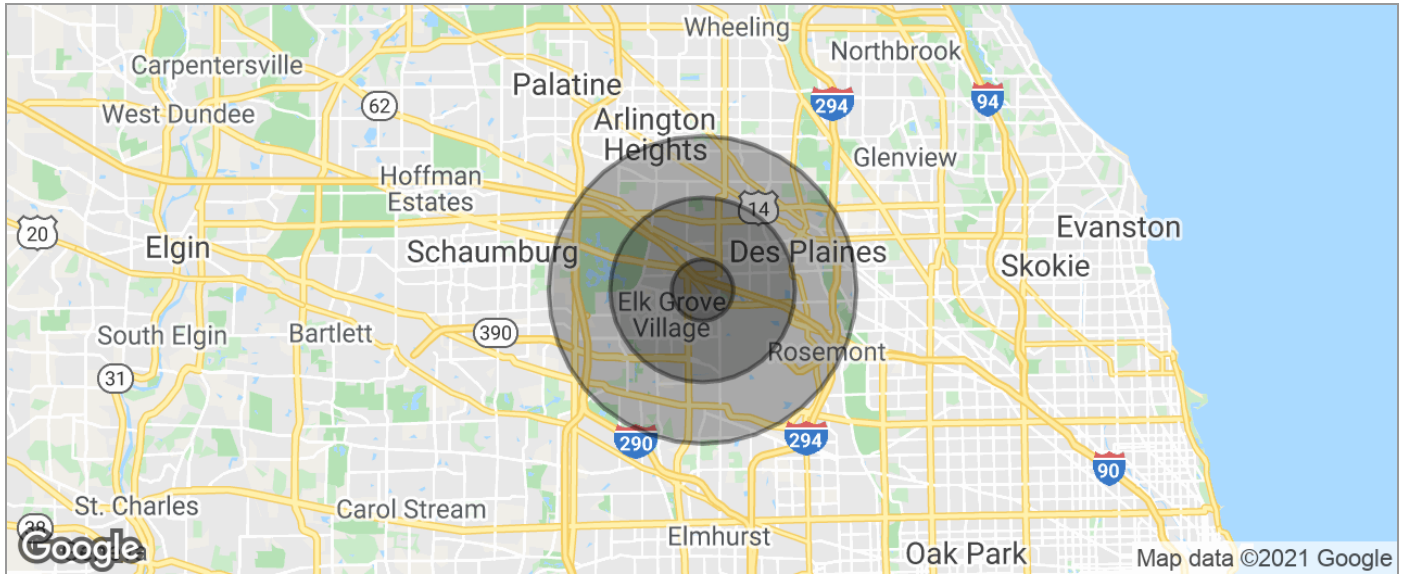
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,680	78,241	230,220
MEDIAN AGE	34.3	37.0	39.2
MEDIAN AGE (MALE)	33.1	36.1	37.7
MEDIAN AGE (FEMALE)	35.8	38.0	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,826	29,395	87,459
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$57,600	\$70,486	\$77,254
AVERAGE HOUSE VALUE	\$260,967	\$302,261	\$309,446
RACE	1 MILE	3 MILES	5 MILES
% WHITE	52.1%	64.9%	75.5%
% BLACK	3.0%	2.6%	2.0%
% ASIAN	9.8%	11.4%	9.2%
% HAWAIIAN	0.1%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.3%
% OTHER	32.3%	17.9%	11.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	42.9%	26.5%	20.1%

* Demographic data derived from 2010 US Census

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