

FOR SALE

1055 PARAMOUNT PARKWAY

Batavia, IL

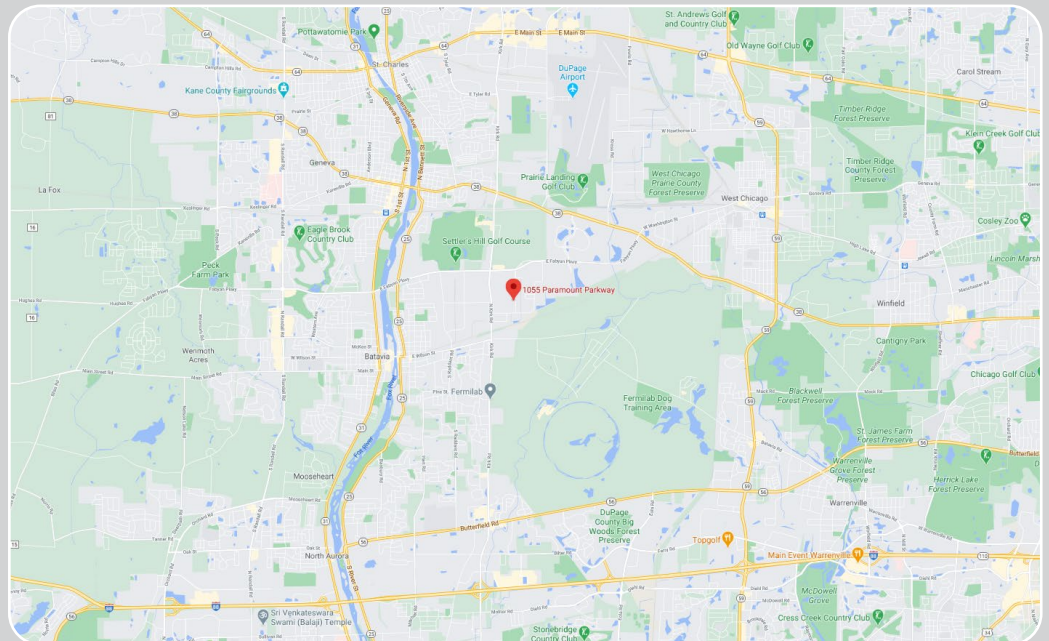


INDUSTRIAL CONDO

\$350,000

5,000 SF Industrial Condo

- 5,000 SF split into two separate spaces
- 1,250 SF is occupied by long term tenant Batavia Diner in the front of the building off of Paramount
- 3,750 SF is occupied by an industrial user for office and warehouse space
- Two Drive In Doors
- Tenant is willing to vacate with 90 Day notice
- Current lease expires November 20, 2022
- \$600/Mo Association Fee
- Fee covers: care of common area, including landscaping / snow plowing, roof, parking lot, etc.
- Real Estate Taxes for 2019 - \$7,292.56



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



Contact
Brad Schreiner
brads@berellc.com
630.457.1248

106 W WILSON ST., STE 1L
BATAVIA, IL
630.761.6589
BERELLC.COM