

**Retail/Stores**

Status: **NEW**
Area: **67**
Address: **1740 N Rand Rd , Palatine, IL 60074**
Directions: **E on Rt. 68, N on rt 12, property on left**
Sold by:
Closed Date:
Off Mkt Date:
Township:
Zoning Type: **Retail**
Actual Zoning: **B-2**
Subtype: **Condo, Free Standing Store**
Lot Dimensions: **51.8 X 197.4**
Apx. Tot. Bldg SF:
Land Sq Ft: **10225**
Net Rentable Area:
MLS #: **11879044**
List Date: **09/06/2023**
List Dt Rec: **09/06/2023**
Mkt. Time (Lst./Tot.): **1/1**
Contract:
Concessions:
Unincorporated:
Subdivision:
Year Built: **1963**
Relist:
List Price Per SF: **\$0**
Sold Price Per SF: **\$0**
Lot Size Source:
Stories: **1**
Gross Rentbl. Area:
Tenants:
Estimated Cam/SF: **\$0**
List Price:
Orig List Price:
Sold Price:
Rented Price:
Lease Price SF/Y: **\$22**
Mthly. Rnt. Price: **\$6,545**
CTGF:
County: **Cook**
PIN #:
Multiple PINs:
Min Rentbl. SF: **3570**
Max Rentbl. SF: **3570**
Units: **1**
Unit SF: **3570**
Lease Type: **Modified Gross**
Est Tax per SF/Y: **\$0**

Remarks: **Nice 3,570 SF building with front showroom and warehouse with 16 x 8 drive in door**

Frontage Acc: City Street	Construction: Brick	Air Conditioning: Central Air
Current Use:	Exterior:	Electricity: Circuit Breakers
Known Encumbrances:	Foundation:	Heat/Ventilation: Central Bldg Heat
Location:	Roof Structure:	Fire Protection: Other
# Drive in Doors: 1	Roof Coverings:	Water Drainage:
# Trailer Docks: 0	Docks:	Utilities To Site:
Ceiling Height:	Misc. Outside:	Tenant Pays: Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial, Scavenger, Water/Sewer, All Utilities, Trash Collection
	# Parking Spaces: 8	HERS Index Score:
	Indoor Parking:	Green Disc:
	Outdoor Parking:	Green Rating Source:
	Parking Ratio:	Green Feats:
	Extra Storage Space Available:	Backup Info:
	Misc. Inside:	Sale Terms:
	Floor Finish:	Possession:

Financial Information

Gross Rental Income:	Individual Spaces (Y/N):	Total Building (Y/N):
Annual Net Operating Income: \$0	Total Income/Month:	Total Income/Annual:
Real Estate Taxes: \$21,484	Net Operating Income Year:	Cap Rate:
Tax Year: 2021	Total Annual Expenses:	Expense Year:
Special Assessments: No	Expense Source:	Loss Factor:
Fuel Expense (\$/src): /	Frequency: Not Applicable	Water Expense (\$/src): /
Trash Expense (\$/src): /	Electricity Expense (\$/src): /	Other Expense (\$/src): /
Insurance Expense (\$/src): /		

Operating Expense Includes:

Broker Private Remarks:

Internet Listing: Yes	Remarks on Internet?: Yes	Broker Owned/Interest: No
VOW AVI: Yes	VOW Comments/Reviews: Yes	Lock Box: Combination Box
Listing Type: Exclusive Right to Lease	Address on Internet: Yes	Special Comp Info: None
Buyer Ag. Comp.: 1/2 MONTHS RENT -\$195 (G)	Other Compensation:	Call for Rent Roll Info:
Information: Short Notice OK	Cont. to Show?:	Expiration Date: 09/06/2024
Showing Inst: Call LA 847-858-2909		
Broker: RE/MAX Suburban (2648) / (847) 367-8686		
List Broker: Jason Bitton (248545) / jason@bittonhomes.com		
CoList Broker:		More Agent Contact Info:

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MLS #: 11879044

Prepared By: Jason Bitton | RE/MAX Suburban | 09/06/2023 09:44 PM