

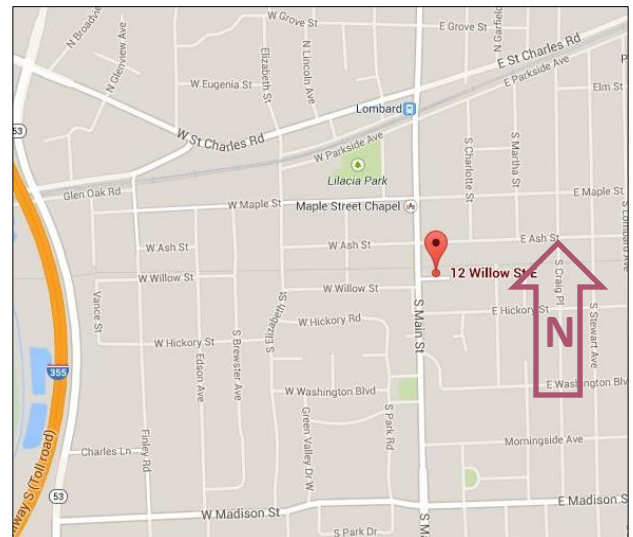
AVAILABLE FOR SALE

12 E. Willow Street
Lombard, IL 60148



OFFICE/ WAREHOUSE BUILDING 5,000 SF

- Downtown Lombard 5,000 SF Office/Warehouse Building
- 3,225 SF of office and a 2,500 SF warehouse with a 12'x10' DID and 14' ceilings.
- Just off Main St., adjacent to the Prairie Path, zoned B5A
- 10-12 car off street parking
- 3 phase, 200 AMP electric service
- New roof over entire building Nov. 2014
- 2 rooftop units for office areas replaced in 2011



KEY INVESTMENT & Management Inc.

Office: 630.932.5757
Fax: 630.932.5755
1263 S. Highland Ave., Suite 2W,
Lombard, IL 60148
www.key-investment.com

FOR FURTHER INFORMATION CONTACT:

Kimberly Hess
Office: 630.932.5757 Ext: 208
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Se Habla Español

Real Estate

Brokerage

Leasing

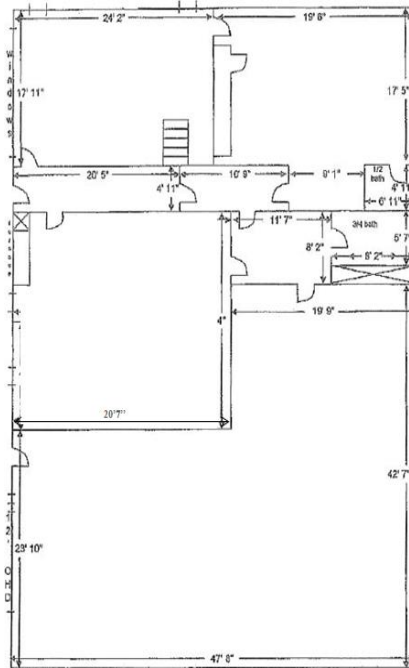
Management

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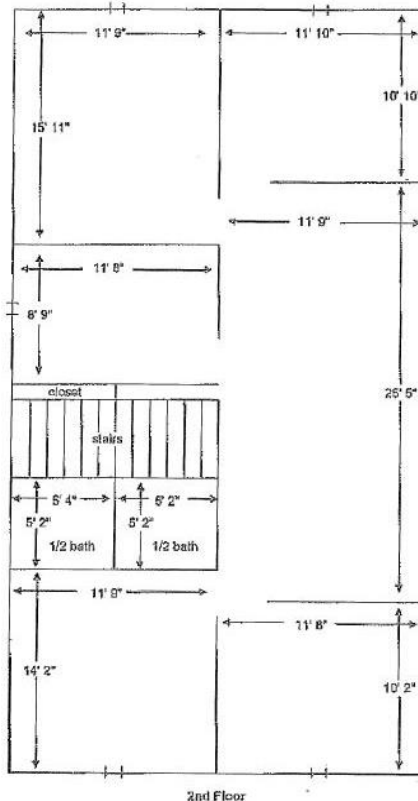
First Floor:

- 900 SF office divided into 3 suites with ½ bath
- 2,500 SF warehouse with 2 service doors and a 12' x 10' drive-in-door, 14' ceilings, ¾ bath



Second Floor:

- 1,250 SF divided into 5 carpeted offices, two ½ baths, and a large general office area



All dimensions are approximate.
Drawing not to scale.

6/5/2017

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OFFERING PRICE:

\$449,000



DuPage County
Permanent Parcel
06-08-301-027
2015 Taxes: \$10,822



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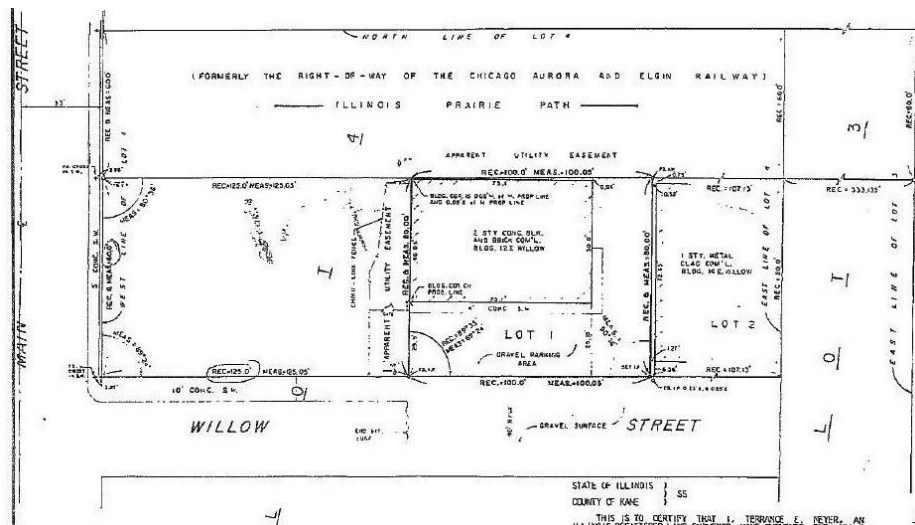
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RENT ROLL

UNIT NO.	UNIT SQ.FT.	TENANT NAME	LEASE START DATE	LEASE EXPIR. DATE	BASE MONTHLY RENT	RENT P.S.F.	RENT ESCALA.	SECURITY DEPOSIT	LEASE OPTION	OPTION RENT
A/1st Fl.	900	The Prairie Club	04/01/14	03/31/18	\$900.00	\$12.00	0%	\$900.00	None	N/A
B/1st Fl.	750	Gym	04/01/16	03/31/18	\$900.00	\$14.40	N/A	\$1,800.00	None	N/A
Warehouse	1,750	Owner Occupied*	N/A	N/A	\$1,240.00	\$8.50	N/A	N/A	N/A	N/A
2nd Fl.	1,250	Owner Occupied*	N/A	N/A	\$1,250.00	\$12.00	N/A	N/A	N/A	N/A

*Owner to vacate prior to closing. Market rent stated.

SURVEY



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