

# MIXED-USE BUILDING

# FOR SALE



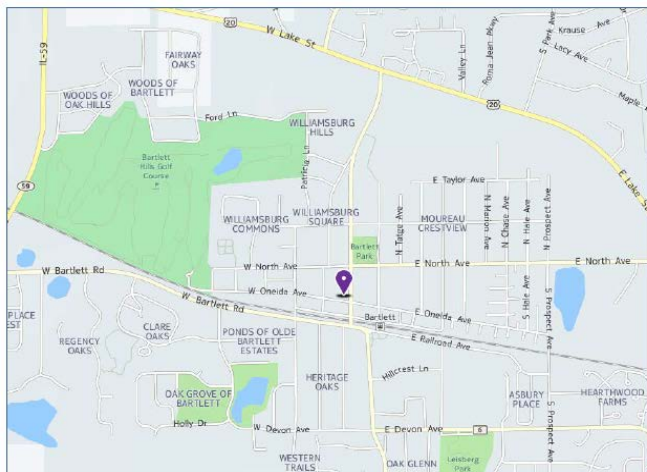
138 S. Oak Avenue, Bartlett, IL 60103



## PROPERTY OVERVIEW

## DETAILS

This 6 unit building is currently full leased out. Building consists of retail space, offices, warehouse and a large Storage area. Plenty of parking for easy access to the stores. Many options with this property.



- PRICE:** \$465,000
- BUILDING:** 4,200 GLA
- STORIES:** Two (2)
- UNITS:** Six (6) total units, two offices (one unit may be converted into an apartment for huge tax savi
- TENANTS:** Bartlett Chamber of Commerce, Chiropractor, Landscaper Warehouse & Storage Yard, Coin Shop, Book Store
- LOT:** 18,836 SF
- PARKING:** 16 spaces
- ZONING:** B-2
- TAXES:** \$21,487 (2015)
- FEATURES:**
  - Close to Metra
  - Great location close to Rt. 20 & IL 59
  - Central air conditioning

## FOR MORE DETAILS CONTACT:

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NRT

**Rent Roll**

TENANT	SF	LEASE EXPIRATION	MONTHLY RATE	ANNUAL RENT
Chamber of Commerce	925 SF	March 2017	\$1,190	\$14,280
Bartlett Coin Shop	625 SF	Open	\$1,000	\$12,000
Women's Boutique	425 SF	MTM	\$650	\$7,800
Bartlett Book Attic	400 SF	November 2016	\$570	\$6,840
Cornerstone Landscaping	800 SF	December 2017	\$770	\$9,240
Bartlett Chiropractic	1,025 SF	MTM	\$1,410	\$16,920
<b>Totals</b>	<b>4,200 SF</b>		<b>\$5,590</b>	<b>\$67,080</b>