

- Industrial
- Commercial
- Office
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## FOR SALE

### OFFICE CONDO 2,080 SF

Amazing opportunity for a great unit. Priced to sell. Great office/retail unit located in Westgate Commons, a mixed use development complex made up of offices, retail and restaurants. Close to Metra and not far from I-90 and Route 59. To be sold "as-is", move in ready. This is an ideal turnkey for multiple possible professional uses: medical, retail, legal, massage therapy or another Chiropractor. (no restaurants per City). Tax appeal filed for 2019-currently with attorney and will be reflected in 2020 taxes. Association fee \$500/mo plus special assessment of \$405 from July 2019 to June 2023 for reserves for roof and parking lot. See layout and photos. Visit Premier Commercial Realty website to see more listings.

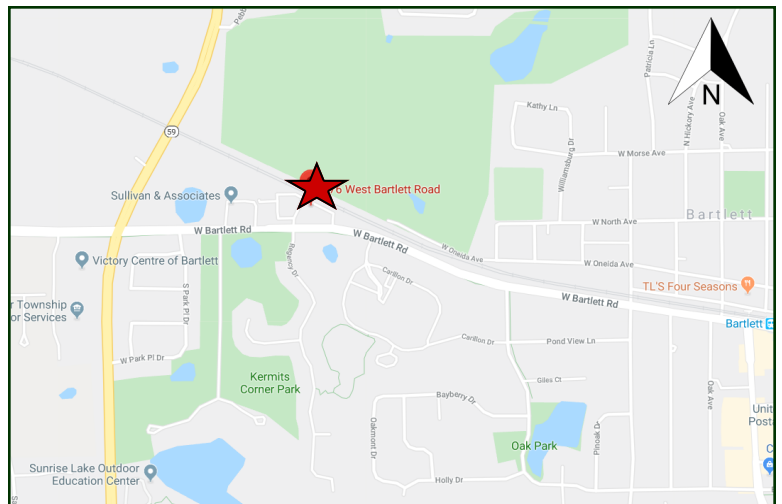


**PRICE REDUCTION !**

#### PROPERTY SPECIFICATIONS

Description:	Office/Retail Condo
Condo Size:	2,080 SF
Year Built:	2006
HVAC System:	GFA/ Central Air
Electric:	100 amp
Sprinklered:	Yes
Washrooms:	1 ADA
Flooring:	Carpet / Tile
Ceiling Height:	8'-14'
Possession:	Closing
Parking:	Common
Sewer: City	Water: City
Zoning:	B1-3 Bartlett
Real Estate Taxes:	\$23,586 (2018)
Association Dues:	\$505/mo.
Special Assessment	\$405/mo. 7/19 -6/2023
Lease Price:	Not For Lease
Sale Price:	\$139,000 (\$66.83 psf)

MLS: 10590903



**Directions:** Route 59 south to W. Bartlett Rd. East to property on North side.

**PIN: 06-34-109-006-1010**

December 11, 2019

*No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.*

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776 W Bartlett Road  
Bartlett, IL 60103

