

SALE

Vacant Medical Condo within Coventry Square Complex

16266 S PRINCE DRIVE

South Holland, IL 60473

PRESENTED BY:

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Coventry Square

RICE PROPERTY MANAGEMENT & REALTY LLC

SMILE LTD

aces

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JD AND ASSOCIATES

MARY ANN POPRICK, PH.D.
CLINICAL PSYCHOLOGIST

HEALTH CARE SUPPLIES OF CHICAGO INC
MEDICAL, SURGICAL, DME

SECTION 1

Property Information

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present for sale a Vacant Medical Office Condo property located at 16266 Prince Drive within Coventry Square complexes on Prince Drive in South Holland, Illinois, Cook County. The Condos units in Coventry Square which there are 13 are made up of unique single-story attached units featuring first-floor layouts with full basement areas. There is a front and rear entry for each condo unit along with parking for visitors in the front and ownership parking in the rear of the units.

16266 features a first floor of +/- 1,200 SF laid out with a reception area, receptionist work area, 4 medical dental rooms with sinks, 1 bathroom and one dental lab office. The full basement of +/- 1,200 SF has been extensively built out with a living room, kitchen area, full bath and open office, plus an enclosed area housing the HVAC unit, water heater, sump pump and dental equipment. The Coventry Square condo association is responsible for the maintenance and repair of the exterior of all the units. Presently the monthly association fee is around \$750/ quarter.

LOCATION DESCRIPTION

The subject property sits on Prince drive off of 162nd Street just before the major interchange of I-94 and 162nd street in South Holland, Illinois. Coventry Square sits adjacent to another retail/office complex also featuring medical spaces including U Chicago medical group. Prince drive has visibility from both north and southbound lanes of I-94 at 162nd Street.

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PROPERTY DETAILS

SALE PRICE	\$95,000
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LOCATION INFORMATION

BUILDING NAME	Vacant Medical Condo within Coventry Square Complex
STREET ADDRESS	16266 S Prince Drive
CITY, STATE, ZIP	South Holland, IL 60473
COUNTY	Cook

BUILDING INFORMATION

BUILDING SIZE	1,200 SF
BUILDING CLASS	C
TENANCY	Single
YEAR BUILT	1975

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical

PARKING & TRANSPORTATION

PARKING TYPE	Surface
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COMPLETE HIGHLIGHTS



Basement Kitchen



Main Reception Area

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PROPERTY HIGHLIGHTS

- Property is part of a unique condo development of single-story attached buildings
- 1st-floor area of +/- 1,200 SF currently built out as a dentist's office with +/- 1,200 SF full basement extensively built out
- Coventry Square condo units are mostly privately owned by doctors, accountants, dentists, insurance agents and law firms
- Plenty of parking in front of the units and owners parking behind the unit
- Units feature front and rear door entry
- Condo Association is responsible for exterior maintenance and repairs

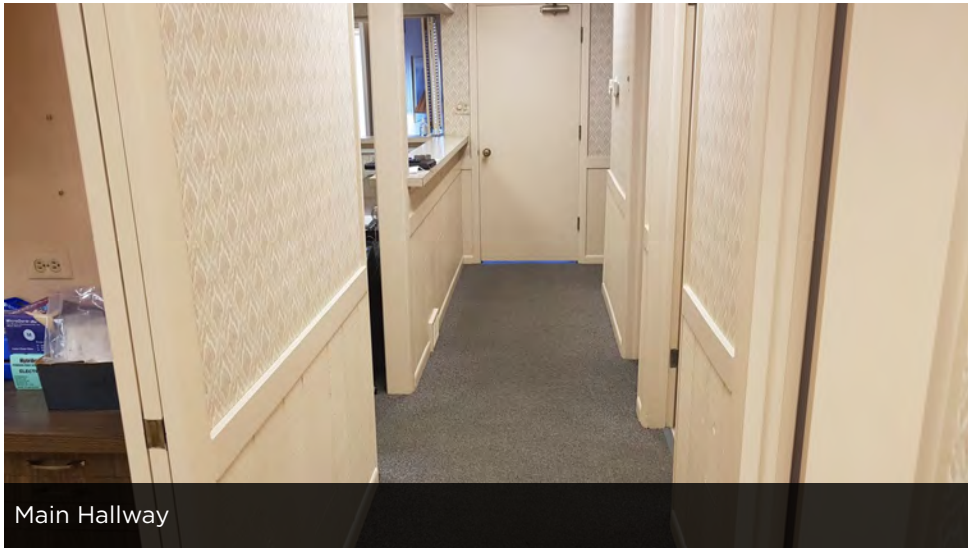
INTERIOR 1ST FLOOR



Waiting Area



Receptionist Area



Main Hallway



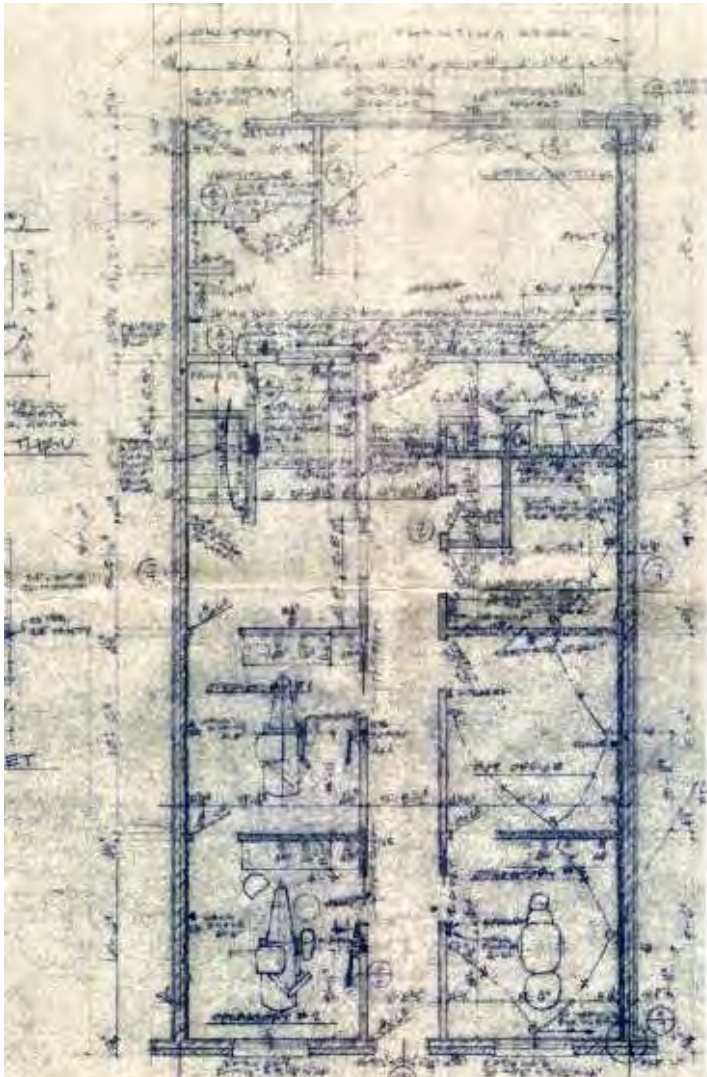
Typical exam Room with sink

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FLOOR PLANS



First Floor Layout Dentist Practice



Basement Layout

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INTERIOR BASEMENT



Basement Kitchen



Basement



Basement Bath



Basement Living Area

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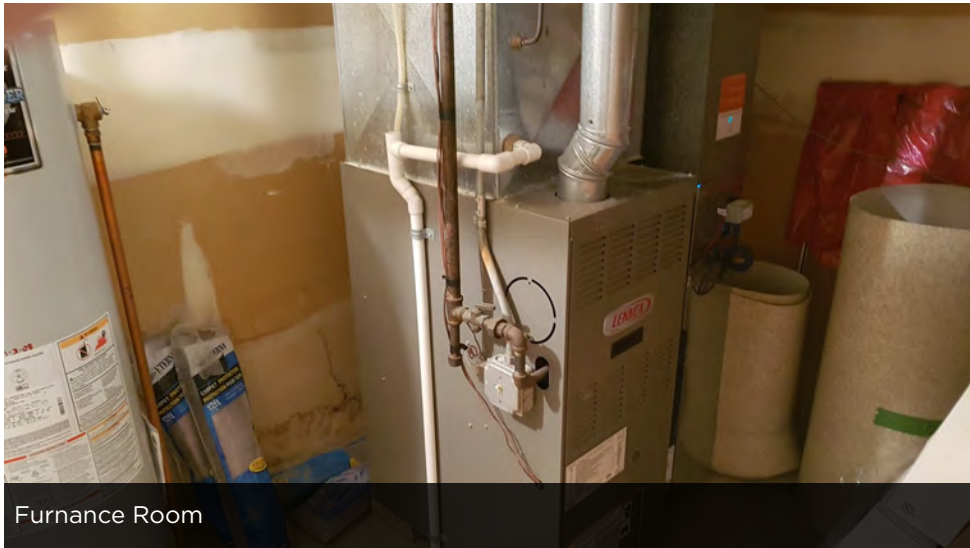
INTERIOR BASEMENT



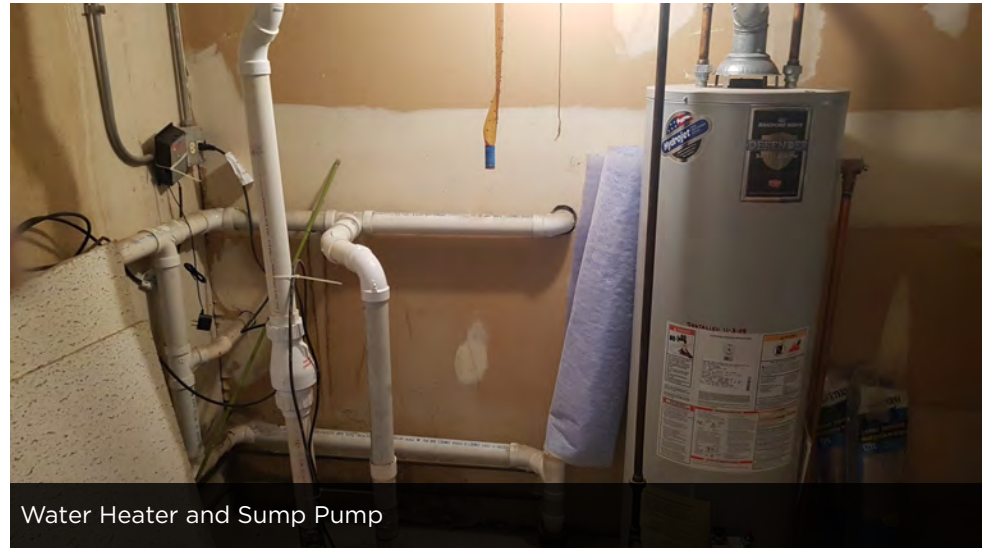
Office Area



Adjacent Office Space



Furnance Room



Water Heater and Sump Pump

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EXTERIOR PHOTOS



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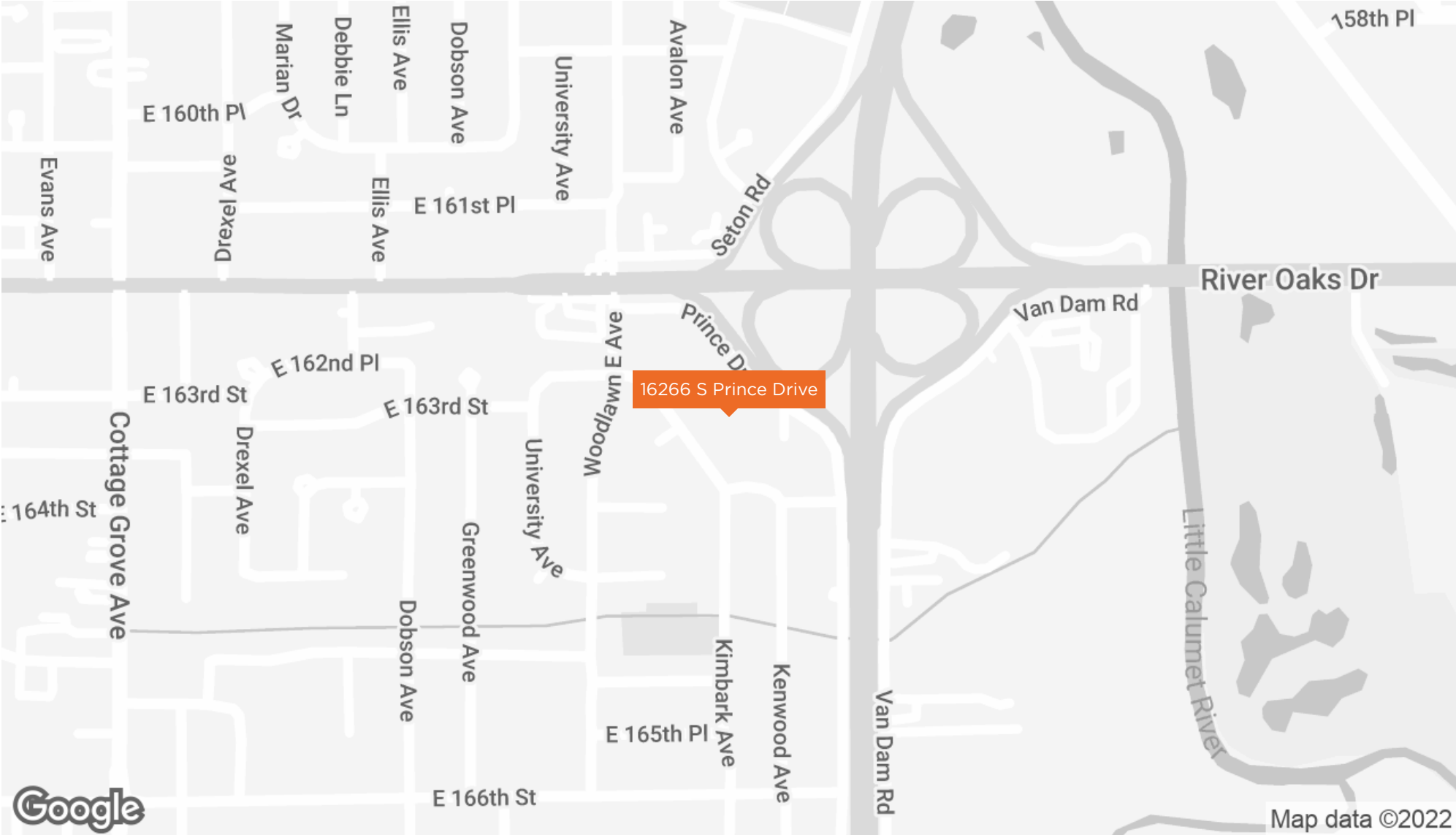
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SECTION 2
Location
Information

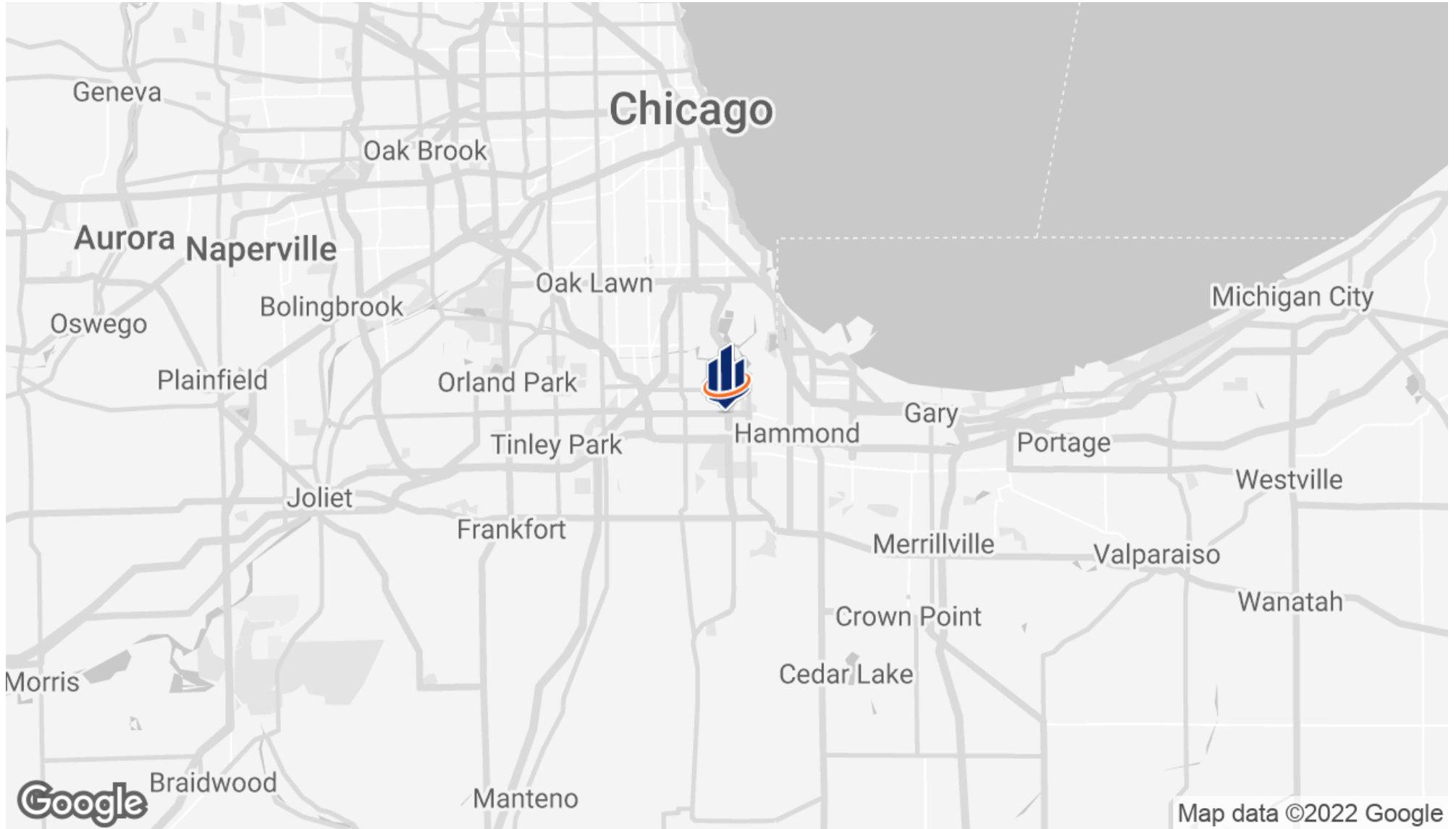


LOCATION MAP



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REGIONAL MAP

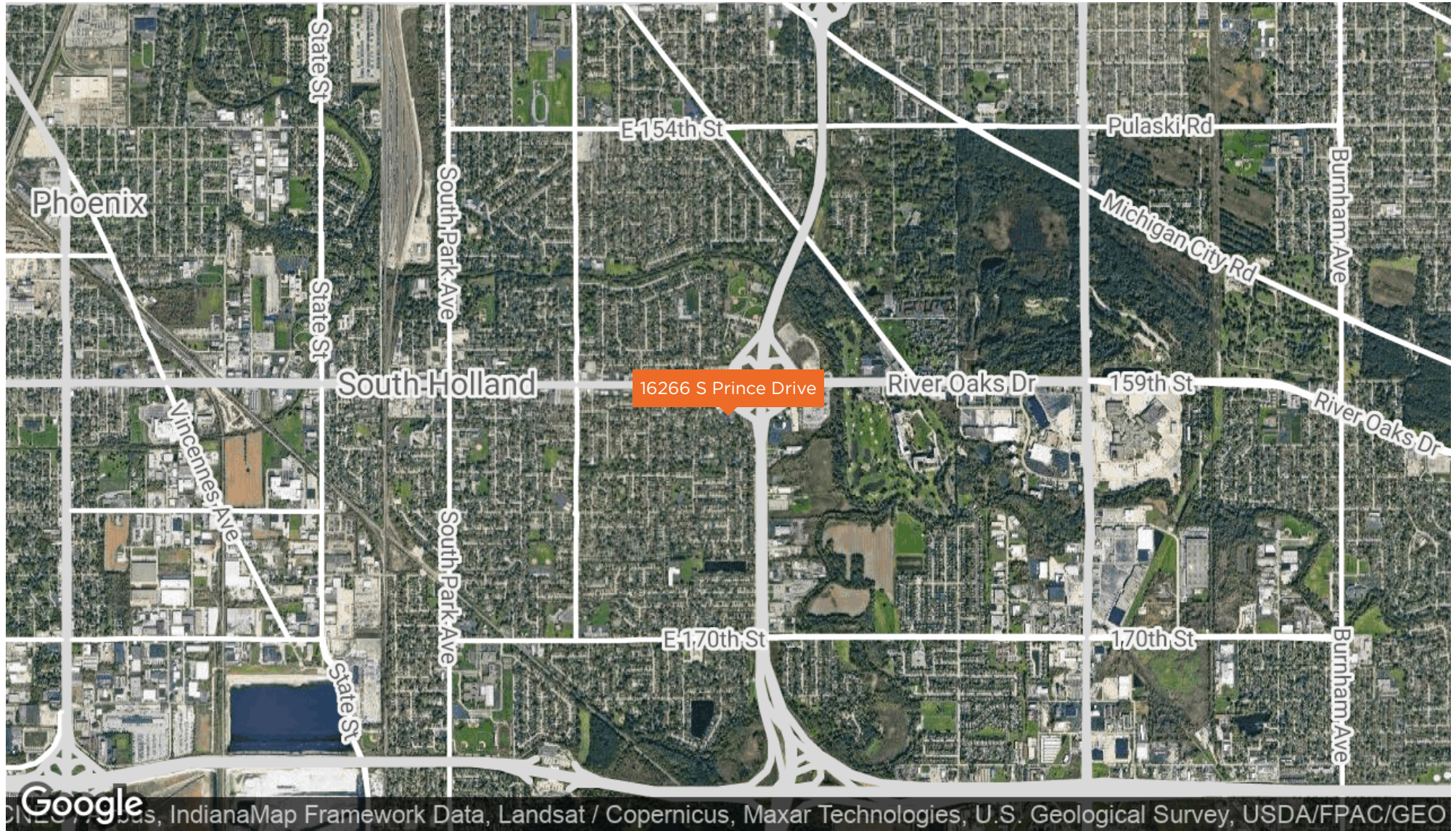


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AERIAL MAP



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SECTION 3
Demographics

DEMOGRAPHICS MAP & REPORT

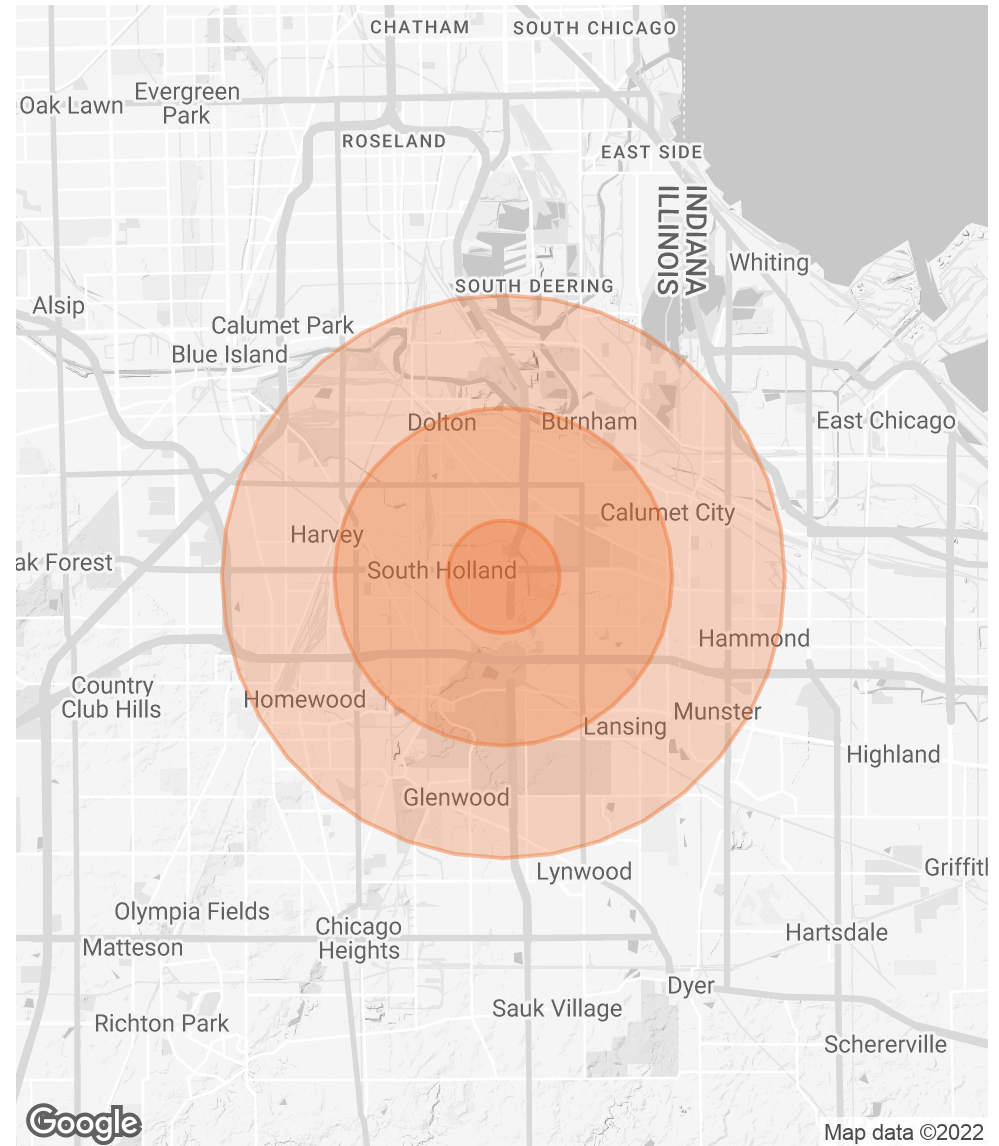
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,231	96,834	250,961
AVERAGE AGE	44.3	38.5	37.3
AVERAGE AGE (MALE)	40.1	35.3	34.4
AVERAGE AGE (FEMALE)	47.0	41.0	39.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,221	40,085	105,880
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$63,901	\$58,729	\$54,777
AVERAGE HOUSE VALUE	\$126,718	\$122,194	\$112,531

* Demographic data derived from 2020 ACS - US Census



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