

Office/Tech MLS #:09162841 List Price: \$535,000 Orig List Price: \$535,000 Status: ACTV List Date: 03/10/2016

Area: 131 List Dt Rec: 03/11/2016 Sold Price:

Address: 9540 Addison Ave , Franklin Park, Illinois 60131

Directions: Irving Park Rd E of Mannheim to 25th St., S of Grand Rd to 25th, North to Addison, East

Sold by: Lease SF/Y: \$16.50

Closed: Contract: Rented Price: Off Mkt: Points: Mthly. Rnt. Price:

CTGF: List. Mkt Time: 34

Township: Leyden County: Cook Subdivision: Coordinates: N:4 W:11

PIN #: 12221030270000 Multiple PINs: No (Map)

Blt Before 78: Yes Year Built: 1973 Subtype: Office # Stories:3

Zoning Type: Retail # Units: Min Rent. SF:4100 Actual Zoning: C-1 # Tenants: Max Rent. SF: 4100

Lot Dimensions: 80X103 Acreage: 0 Land Sq Ft: 8240

Approx Total Bldg SF: 4250 Estimated Cam/Sf: \$1 Gross Rentable Area: Est Tax per SF/Y: \$1 Net Rentable Area: Lease Type: **Net**

Remarks: EXCELLENT OFFICE BUILDING, TOTALLY REMODELED, AND READY TO OPERATE. PERFECT FOR ANY MEDICAL PROFESSION, OR OTHER PROFESSION THAT NEEDS MANY ROOMS. EXCELLENT FOR PRIVATE PRACTICE OR CORPORATION. NICE SIZE LOBBY/RECEPTION AREA, UPPER CONFERENCE AREA AND MORE OFFICES, AND CAN BE SEPARATED. OVER \$700K INVESTED. BUY AT THIS DISCOUNTED PRICE AND RENT OUT SPACE, OR LEASE W/OPTION.

Approximate Age: 26-35 Years

Type Ownership: Frontage Acc: Docks/Delivery: # Drive in Doors:0 # Trailer Docks: 0

Geographic Locale: O'Hare

Location:

Construction: Brick Building Exterior: Brick Foundation: Concrete Roof Structure:

Roof Coverings: Air Conditioning: Central Air Heat/Ventilation: Forced Air, Gas

Electrical Svcs: Circuit Breakers, 101-200 Amps

Fire Protection: Alarm Monitored, Alarm On Site, Fire Extinguisher/s,

Smoke or Fire Protectors

Current Use: Potential Use: Client Needs: Client Will:

Misc. Outside: # Parking Spaces:

Indoor Parking: Outdoor Parking:

Misc. Inside: Common Lunchroom/s, Common Meeting Room(s),

Computer Floor, Multi-Tenant, Public Restroom(s)

Floor Finish:**Tile**

Extra Storage Space Available: Yes

Water Drainage: Utilities To Site: **HERS Index Score:** Green Disc: Green Rating Source: Green Feats:

Known Encumbrances:

Backup Info:

Tenant Pays:Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial, Real Property Taxes, Insurance, Repairs and Maintenance, Scavenger, Water/Sewer

Possession: Closing, Immediate, Negotiable, Other Sale Terms: Conventional, Contract (Articles) for Deed,

Lease/Purchase, Rent w/ Option, Other

Investment: Users:

Financial Information

Co-lister:

Gross Rental Income/Month: \$0 Total Income/Month: Total Income/Annual: \$0 Annual Net Operating Income: \$0 Net Operating Income Year: Cap Rate:

Real Estate Taxes: \$13,992 Tax Year: 2014 Total Annual Expenses: \$0

> Expense Year: Expense Source: Loss Factor:

CALL LA TO SHOW. BY APPT ONLY. Agent Remarks:

Internet Listing: Yes VOW AVM: Yes VOW Comments/Reviews: Yes Listing Type: Exclusive Right to Sell Coop Comp: 2.5% - \$350.00 (on Net SP)

Information: 24-Hr Notice Required Broker: Ziggy Realty and Builders

List Agent: Andy Gerakaris (84671) Email: andyg@ziggyrealty.com Cont. to Show?:

Other Compensation:

Address on Internet: Yes

Remarks on Internet?: Yes

Ph #: (773) 545-4400 Ph #: (773) 251-0746

Agent Alt Ph #: Ph #:

Agent Owned/Interest: No Lock Box: Special Comp Info: None

Call for Rent Roll Info: No

Expiration Date:

Agent Addn'l Info:

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Team: