

FOR SALE

Industrial User/Income Bld.

13946 Kildare Ave, Crestwood, IL



PROPERTY SUMMARY

Zoning:

Light Industrial.

Building Size:

19,500 SF

Land:

1 Ac. (129x337)

Overhead Doors:

10 Doors, 16'H,12'W

Ceiling Ht.-Power

22', 200 Amp-3 Phase

Asking Price:

Contact Mark Butler

PROPERTY HIGHLIGHTS

User industrial building with existing in place income.

Owner/User can occupy 4,350 SF unit with overhead door.

New roof, concrete driveway, heat trace gutter system. Easy access to I-294.

PLEASE DO NOT DISTURB TENANTS

Co-op brokers must be present for all showings/inspections.



Mark Butler
MANAGING BROKER

630-707-3774

mark@markbutlerproperties.net

947 Maple Ave., Downers Grove, IL 60515

markbutlerproperties.net

Mark Butler Properties has been hired by the property owner to represent the property owner and will be compensated by the property owner for services rendered. No Dual agency is implied or agreed to unless executed by both parties. Information is subject to change or withdrawal and is not guaranteed.

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FINANCIAL SUMMARY:

Snow/Landscaping: 500.00

Insurance: 7,000.00

R.E. Taxes: 55,900

Net Income: 62,840

Tenant	Lease Exp.	Suite SF	Monthly Rent	Annual Rent	Options
Crestwood Cabinets	6/30/24	4,350	2,330.00	27,960 \$6.42 PSF	1 or 3 Yr. \$3,200.00 Mo.
Potenzo Auto Repair	6/30/24	3,600	2,330.00	27,960 \$7.76 PSF	1 or 3 Yr. \$3,000.00 Mo.
Premier Lighting	6/30/24	2nd Flr. Vacant	1,200.00	14,400.00	None
Honey Wafer Baking co.	7/1/22 to 6/30/25	3,600	2,330.00	27,960 \$7.76 PSF	1 or 3 Yr. \$3,000.00 Mo.
VACANT		4,350			
Mettler	6/30/25	3,600	2,330.00	27,960 \$7.76 PSF	1-2 Yr.
TOTAL		19,500	10,520	126,240	



MARK BUTLER
PROPERTIES

distinguished service since 1984



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