### FOR SALE

Downtown Hinsdale IL. Investment Property
14 W. First Street, Hinsdale, IL



## 100% Leased Investment Opportunity

#### PROPERTY SUMMARY

Occupancy: 100%

Zoning: B-2 Central Business Dist.

Building Size: 4,000 SF plus lower level.

Lot Size: 25x88 (2,200 SF)

**Asking Price:** Contact Mark Butler

### **PROPERTY HIGHLIGHTS**

Fully leased investment property anchored by Work & Shop with four 2nd floor apartments. Property is in excellent condition.

**Location**: Affluent west suburban downtown Hinsdale in the central business district. One

block south of the Metra Station.

PLEASE DO NOT DISTURB TENANTS

# MARK BUTLER PROPERTIES

distinguished service since 1984



Mark Butler MANAGING BROKER

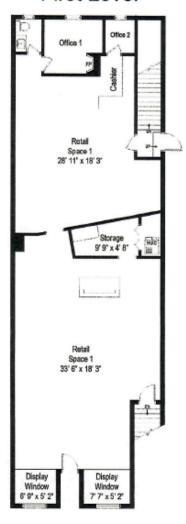
#### 630-707-3774 mark@markbutlerproperties.net 947 Maple Ave., Downers Grove, II 60515 markbutlerproperties.net

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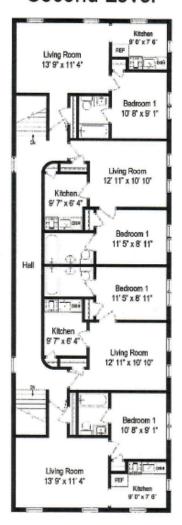
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### First Level



### Second Level





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### **PROPERTY FINANCIALS**

SUITE #	<u>TENANT</u>	LEASE TERMS	MONTHLY RENT	ANNUAL RENT	SIZE (SF)	RENEWAL OPTIONS
1st Flr.	Work Shop	9/1/19 - 8/31/22	\$4,200	\$50,400	2,000 Plus Bsmt.	Yes/TBD

Apartments are annual leases except for #3. (Month to Month)

	MONTHLY	ANNUAL		
	RENT	RENT	GROSS INCOME:	\$108,900
Apt. 1	\$1,275	\$15,300	EXPENSES:	
Apt. 2	\$1,175	\$14,100	R.E. Taxes (2019):	12,262
Apt. 3	\$1,175	\$14,100	Insurance:	3,196
7.00.0	Ψ1,173	Ψ11,100	Water:	1,245
Apt. 4	\$1,250	\$15,000	Alarm:	1,056
			Gas:	1,950
			Electric:	292
			Repair/Maintenance:	833
			TOTAL EXPENSES:	\$20,834
Total:	\$4,875	\$58,500	NOI:	\$88,066

Mixed use signature building in downtown Hinsdale with four second floor updated apartments, (approx. 450 SF each) first floor & lower level retailer occupied by Work & Shop. Two car rear tandem parking. Property is in excellent condition and requires minimal management. Please do not disturb tenants. Contact Mark Butler for all showings and pricing.





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