

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, IL 60515
markbutlerproperties.net

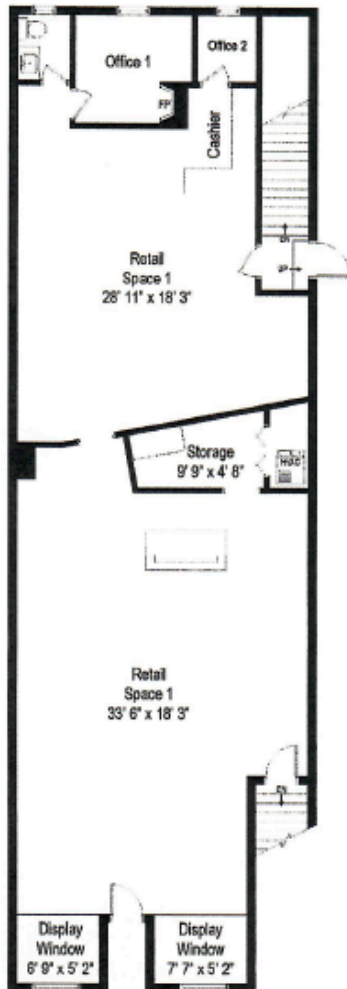
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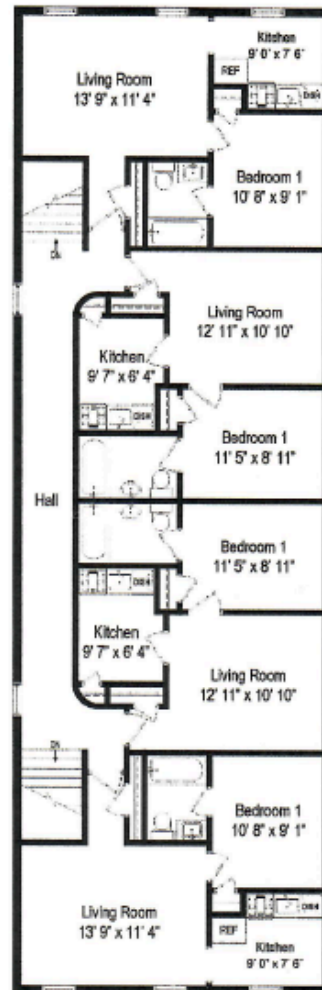
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First Level



Second Level



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

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

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