FOR SALE

Mixed Use Income Bld. Downtown Lombard, IL

100 W. St Charles Rd, Lombard IL



Mixed use income building in the downtown Lombard central business district. Two first floor retailers, basement, two second floor businesses plus 2-2 bedroom updated apartments.

New roof, parking lot, rear porch, exterior staircase and ample rear on site parking.

Property is anchored by Knarly Knotts Pretzel Bakery & Cafe and located at a stoplight corner and steps from METRA, dining, shopping, and multi family developments.

Please Do Not Disturb Tenants.



Mark Butler
MANAGING BROKER

(630) 707-3774
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947 Maple Ave., Downers Grove, IL 60515
markbutlerproperties.net

MARK BUTLER PROPERTIES
distinguished service since 1984

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

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PROPERTY HIGHLIGHTS

Building Size: 6,500 SF

Occupancy: 99%

R.E. Taxes: $17,000

Lot Size: .21 Ac.

Zoning: B-5

- Knarly Knots Pays 40% of Water.
- Wee Forest Pays 40% of Gas.
- Apt. D Pays 20% of Gas
- Apt. B: Pays 15% of Gas
- All Tenants Separately Metered for Electric.

Showings & Asking Price: Contact Mark Butler



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Expenses			
R.E. Taxes			17,000
Electric			300
Insurance			4,480
Snow Removal			1,000
Water			2,500
TOTAL			**25,280**
Tenants	**Term**	**Mo.Rent**	**Options**
Knarley Knots	5/1/22-4/30/27	3,800	1-5 Yr.
Wee Forest Museum	1/01/24-1/01/28	2,700	1-5 Yr.
Bella Rosa Beauty	Month to Month	1,100	N/A
Wee Forest Museum	Month to Month	600	N/A
Apt. B: 2 Bdrm. 1 Bth.	Month to Month	1,350	N/A
Apt. D: 2 Bdrm. 1 Bth.	9/01/26-8/31/27	1,250	N/A
Total		**Mo:10,800 Yr: 129,600**	
Expenses		**25,280**	
Net Income		**104,320**	