



*Some photos may be virtually staged*

### Retail/Stores

Status: **ACTV**  
 Area: **103**  
 Address: **5674 Arlington Drive East , Hanover Park, Illinois 60133**  
 Directions: **NW on W Lake St, S on Arlington Dr E to location on W.**  
 List. Mkt Time: **150**  
 Closed Date:  
 Off Mkt Date:  
 Township: **Hanover**  
 Coordinates: **N: S: E: W:**  
 Year Built: **2006**  
 Zoning Type: **Commercial**  
 Actual Zoning: **B-2**  
 Subtype: **Strip Center**  
 Lot Dimensions:  
 Apx. Tot. Bldg SF:  
 Land Sq Ft:  
 Net Rentable Area:

MLS #: **09105651**  
 List Date: **12/22/2015**  
 List Dt Rec: **12/23/2015**  
 Rented Price:  
 Contract:  
 Points:  
 Unincorporated:  
 Subdivision:

List Price:  
 Orig List Price: **\$0**  
 Sold Price:  
 Lease Price SF/Y: **\$12**  
 Mthly. Rnt. Price: **\$2,760**  
 CTGF:  
 County: **DuPage**

PIN #:  
 Multiple PINs:  
 Min Rentbl. SF: **1380**  
 Max Rentbl. SF: **2760**

# Stories: **1**  
 Gross Rentbl. Area:  
 # Tenants:  
 Estimated Cam/Sf: **\$3.75**

# Units: **9**  
 Lease Type: **Gross**  
 Est Tax per SF/Y: **\$0.44**

Remarks: **2,760 sqft store front unit! Located behind Green Valley Mini Golf on intersection of Lake St and Arlington Drive East in strip center with barber shop, comic book store, fitness center, and Mediterranean restaurant! Great opportunity for convenience store! Currently has walk in cooler, counter area, storage rooms, and lots of space! Ownership willing to remove walk in cooler, counter, and build demising wall to convert into 2 smaller single units and lease individually!**

Approximate Age: <b>7-15 Years</b>	Construction:	Air Conditioning: <b>Central Air</b>
Type Ownership:	Exterior:	Electricity: <b>Circuit Breakers</b>
Frontage Acc:	Foundation:	Heat/Ventilation: <b>Forced Air</b>
Current Use:	Roof Structure:	Fire Protection: <b>Alarm On Site, Sprinklers-Wet</b>
Potential Use:	Roof Coverings:	Water Drainage:
Known Encumbrances:	Docks:	Utilities To Site:
Client Needs:	Misc. Outside:	Tenant Pays: <b>Air Conditioning, Common Area Maintenance, Electric, Heat</b>
Client Will:	# Parking Spaces:	HERS Index Score:
Location:	Indoor Parking:	Green Disc:
Geographic Locale: <b>Northwest Suburban</b>	Outdoor Parking:	Green Rating Source:
# Drive in Doors: <b>0</b>	Extra Storage Space Available:	Green Feats:
# Trailer Docks: <b>0</b>	Misc. Inside:	Backup Info:
Ceiling Height:	Floor Finish:	Sale Terms:
		Possession:

### Financial Information

Gross Rental Income/Month: <b>\$151,656</b>	Individual Spaces (Y/N):	Total Building (Y/N):
Annual Net Operating Income: <b>\$93,458</b>	Total Income/Month:	Total Income/Annual: <b>\$127,656</b>
Real Estate Taxes: <b>\$25,581</b>	Net Operating Income Year:	Cap Rate:
Tax Year: <b>2014</b>	Total Annual Expenses: <b>\$58,198</b>	Expense Year:
	Expense Source:	Loss Factor:

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MLS #: 09105651

Prepared By: Elie Kardoush | Century 21 Affiliated Maki | 05/19/2016 02:59 PM