

# 1 MEDICAL OFFICE CONDO FOR SALE

Portfolio of 2 Class C Office properties in Chicago, IL, having total size of 686 SF, and for sale at \$275,000 (\$400.87/SF)  
 Located in East Loop in the Garland Building at 111 North Wabash, Suites 1119 & Suites 1120 in Chicago, IL 60602  
 Taxes & Assessments total \$1,000.00 per month.



Portfolio Information	Sales Contacts
Sale Price: <b>\$275,000</b> Price/SF: <b>\$400.87</b> Cap Rate: - As Owner Lease back 8.3 Sale Conditions: - Pristine + Value Added Equipment Sale Type: <b>Owner/User</b>  RBA: <b>686 SF</b> Days On Market: <b>5</b> Sale Status: <b>Active</b>  2 Properties in portfolio at 111 N. Wabash, The GARLAND BUILDING Suites: 1119 & 1120  <i>Properties cannot be sold individually</i>	<b>Berkshire Hathaway HomesServices</b> 980 N Michigan Ave Suite 900 Chicago, IL 60611 (312) 368-5300  <b>George Brust</b> (312) 905-5589 (phone)

## Investment Notes

TREMENDOUS RETURN ON INVESTMENT OPPORTUNITY FOR A PRIVATE PRACTICE DDS, MEDICAL PRACTICE, OR PROFESSIONAL SERVICES PRACTICE. THE OFFICE HAS ALL NEW: WINDOWS, HEAT, AIR CONDITIONING, ELECTRICITY, PHONE, AND WATER. THE COMMON AREAS INCLUDE WAITING AREA, FABULOUS LAB WITH BEAUTIFUL TALL WHITE OAK PAINTED CABINETRY AND UPGRADED GRANITE COUNTER-TOPS, TWO (2) TREATMENT ROOMS WITH FABULOUS MILLENNIUM PARK VIEWS.

WONDERFUL OPPORTUNITY FOR A DOCTOR OR MEDICAL GROUP TO ESTABLISH A CHICAGO PRESENCE. AT OWNER'S DISCRETION WILL CONSIDER PACKAGING THE PROPERTY WITH A \$200,000 ANNUAL GROSSING PRACTICE LIST TAILOR MADE FOR AN ASPIRING PRIVATE PRACTICE DDS, OR GROUP PRACTICE. A TRANSITION PERIOD MAY BE ACCOMMODATED IF AGREED UPON. ADDITIONALLY, AT THE OWNERS DISCRETION PACKAGE MAY INCLUDE STATE OF THE ART DIGITAL X-RAYS, NEW UPDATED SOFTWARE FULLY COMPLIANT WITH ALL OBAMA REGULATION, 11 FOOT CEILINGS, REAL HARDWOOD FLOORS, GRANITE COUNTER TOPS, MOST FURNITURE FROM CRATE AND BARREL, CROWN MOLDING AND MORE. TAXES AND ASSESSMENTS TOTAL \$1,000 PER MONTH. SPECTACULAR RUN BUILDING. PHENOMENAL OPPORTUNITY!

