



INVESTMENT OPPORTUNITY
10,000 SF FULLY-LEASED BUILDING FOR SALE
ST. CHARLES, ILLINOIS

ADDRESS:	20 N. Seventeenth Street, St. Charles, IL 60174
SITE:	1.29 Acres
BUILDING INFO:	10,000 sf Commercial Building with approximately 1,500 sf or finished Office/Waiting area with 2 washrooms.
SHOP INFO:	Shop area has 8 Lifts, Radiant Heat, T-8 Lights, Exhaust System, Trench Drains, New Heaters
LOADING:	(2) Exterior Docks (not currently in use) 12' x 14' Drive-in-Door
SALE PRICE/CAP RATE:	\$1,600,000.00 – 8% CAP RATE
LEASE TERM:	Lease term expires in 2024 with current annual net rent in the amount of \$128,400.00. Rent increases annually (effective January, 2020) in accordance with the increase or the CPI
COMMENTS:	Current use is Fox River Tire which has been operating in this property for more than 20 years. Shown by appointment only during normal business hours.

For more information, contact Steve Morken, Exclusive Agent
630-567-7800 – Cell

All information contained herein is from sources deemed reliable but not guaranteed. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Purchaser's/Tenant's responsibility to ascertain its requirements and to determine that specifications listed on this form are acceptable to the Purchaser/Tenant.