



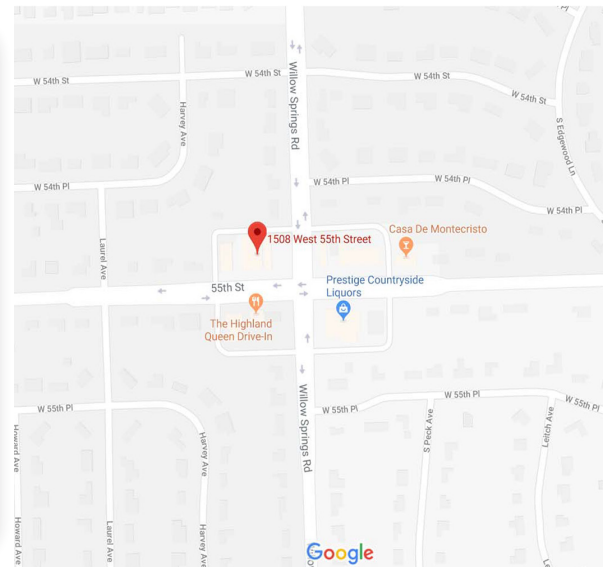
# FOR SALE

Investment Property, Countryside, Illinois  
9,149 Square Foot Multi-Tenant Retail Center

1508-1510 West 55th Street, Countryside, IL



- 9,149 square foot, multi-tenant retail center
- Located on the north side of 55th Street, 300' west of Willow Springs Road
- 15,412 square foot parcel (0.35 acres) with 102.75' of frontage on 55th Street
- 100% leased to two tenants: Sherwin Williams Paints and Tower Lighting
- Zoned B-1 Retail District, Village of Countryside
- 9.36% cap rate
- 20 car parking



*The above listing information was obtained from a source deemed reliable. However, The Butler Group shall assume no liability for its accuracy. The above information is subject to change or withdrawal without further notice.*

FOR ADDITIONAL INFORMATION CONTACT: **Brian Butler**

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## FOR SALE

### Investment Property Sherwin-Williams Paints Anchored Retail Center Countryside, Illinois

<b>Location</b>	1508-1510 West 55th Street, Countryside, Illinois.
<b>Building Description</b>	9,149 square foot, single-story, all-brick, two-tenant retail building. The Tower Lighting unit contains 4,000 square feet and has multiple display rooms, a warehouse, and one restroom. Sherwin-Williams Paints contains a display room, a warehouse with overhead door, and one restroom.
<b>Lot Size</b>	15,412 square feet (0.35 acres), with approximately 102.75 feet of frontage on 55th Street
<b>Age</b>	63 years
<b>Zoning</b>	B-1 Retail District, Village of Countryside
<b>Income and Expense</b>	See attached sheet
<b>Real Estate Taxes</b>	\$43,637.53 in 2017
<b>Net Income 2018</b>	\$74,063.67
<b>Asking Price</b>	\$792,000.00
<b>Cap Rate</b>	9.36%
<b>Rent Roll</b>	Available upon request
<b>Comment</b>	This center is great opportunity to purchase a small income property, with a national credit tenant lease guarantee in a very desirable area..

#### FOR ADDITIONAL INFORMATION

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# Income and Expense Pro Forma

## Income

Sherwin Williams	\$61,822.20
Tower Lighting	\$54,000.00
Tax & CAM Reimbursement	\$8,016.00
<b>Total Annual Gross Income</b>	<b>\$123,838.20</b>

## Expenses

2017 Real Estate Taxes	\$43,637.53
CAM (snow removal and landscaping)	\$3,600.00
Legal	\$250.00
Insurance	\$2,287.00
<b>Total Expenses</b>	<b>\$49,774.53</b>

## 2018

2018 Gross Income	\$123,838.20
Expenses	\$49,774.53
<b>Net Income</b>	<b>\$74,063.67</b>

<b>Asking Price</b>	<b>\$792,000.00</b>
<b>Cap Rate</b>	<b>9.36%</b>