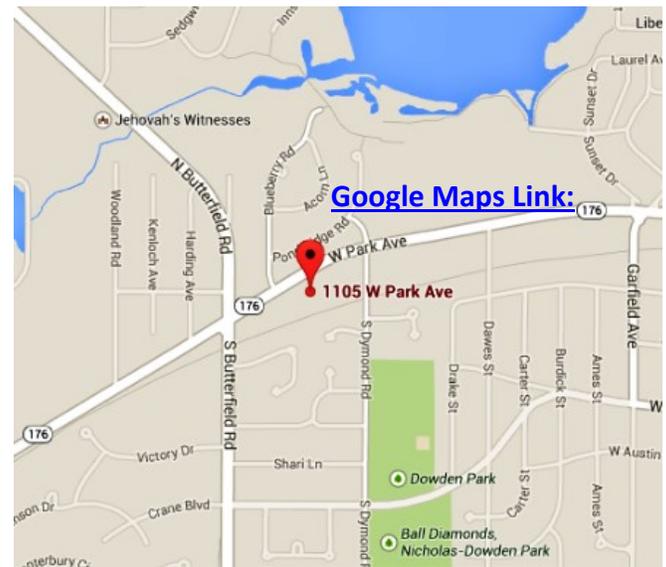


FOR SALE:

Investment Opportunity
11,000 Sq. Ft. Office/Medical Building
1105 West Park Avenue • Libertyville • IL 60048



PROPERTY HIGHLIGHTS:

- PURCHASE PRICE:** \$860,000 / \$78.18 SF
- BUILDING TYPE:** Office / Medical
- CONSTRUCTION:** Brick & Concrete
- LOT SIZE:** 1.15 Acres
- OFFICE AREA:** 9,800 Sq. Ft. (8 Units)
- CEILING HEIGHT:** 8'
- EXTERNAL ENTRANCE:** 3 Entrances
- ELECTRICAL SERVICE:** 200 Amps
- HVAC:** Yes
- PARKING:** More than Sufficient
- RENT ROLL:** Available Upon Request
- AVAILABILITY:** Now

DIRECTIONS: Park Avenue (Route 176) west to building address on south side.

Comments: Well maintained solid masonry building in great location. Currently configured with 8 individual units. Plenty of parking. Great visibility from Route 176.

Contact: [Ralph Huszagh](#) @ 847-977-9040 (Cell) / jcf.ralph@sbcglobal.net



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131 West Park Avenue • Libertyville • IL • 60048
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FOR SALE:

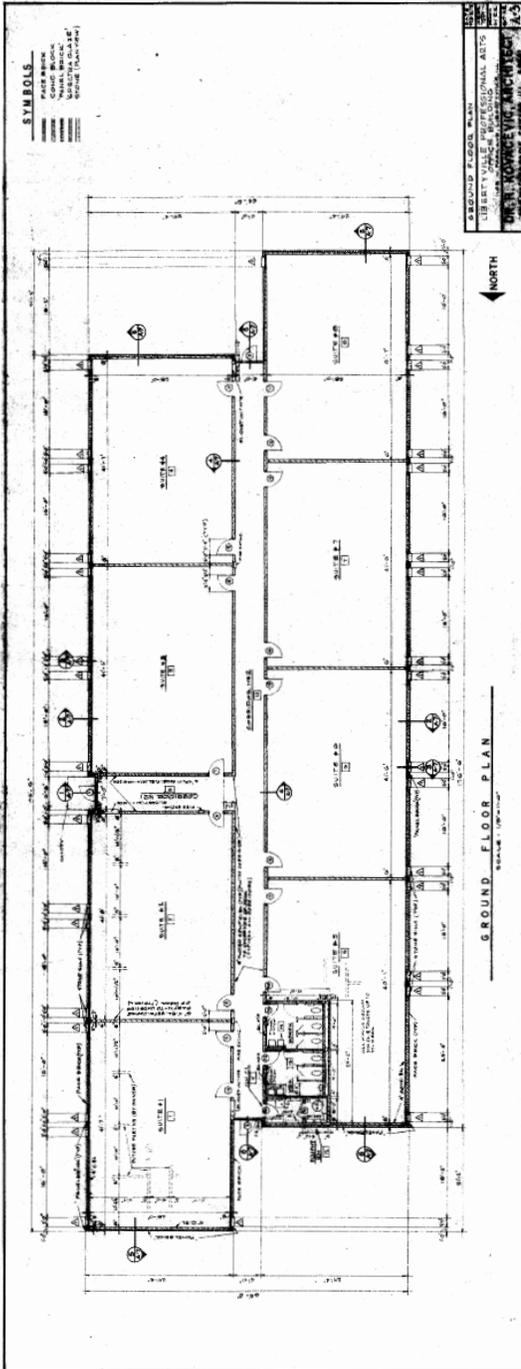
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Park Avenue Professional Bldg. LLC

For the 12 Months Ended December 31, 2017

STATEMENT OF REVENUES & EXPENSES INCOME TAX BASIS

	Year End <u>Final</u>
SALES	
Rent Income	\$ 131,015.27
TOTAL SALES	<u>\$ 131,015.27</u>
OPERATING EXPENSES	
Operating Supplies	\$ 1,216.26
Freight & Postage	62.50
Utilities	8,982.84
Repairs & Maintenance	3,502.12
Janitorial	6,180.00
Landscaping & Plowing	6,857.00
Property Taxes	24,124.56
Permits & Fees	321.00
Legal & Accounting	1,660.00
Office Expense	775.86
Bank Service Charge	18.00
Depreciation	383.11
TOTAL OPERATING EXPENSES	<u>\$ 54,083.25</u>
OPERATING PROFIT (LOSS)	<u>\$ 76,932.02</u>
OTHER INCOME	
Interest Income	\$ 13.41
TOTAL OTHER INCOME	<u>\$ 13.41</u>
PROFIT (LOSS) BEFORE TAXES	<u>\$ 76,945.43</u>
INCOME TAXES	
State Income Tax	\$ 1,139.00
TOTAL INCOME TAXES	<u>\$ 1,139.00</u>
NET INCOME (LOSS)	<u>\$ 75,806.43</u>



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