



FOR SALE: 21,000 SF RETAIL/WAREHOUSE/SHOWROOM 1601 E ALGONQUIN ROAD, ARLINGTON HEIGHTS, IL

PRICE REDUCTION: ~~\$1,155,000~~ **\$899,000**

RARE FLEX BUILDING ON BUSY ALGONQUIN ROAD
IDEAL FOR SHOWROOM/RETAIL/WAREHOUSE

LOW PROPERTY TAXES!
UNINCORPORATED COOK COUNTY
\$2.04 PSF



21,000 SF OFFICE/WAREHOUSE BUILDING
ON 1.195 ACRES WITH FENCED LOT

1601 E ALGONQUIN ROAD | ARLINGTON HEIGHTS, IL

Prepared by:



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President/Principal
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■ SUBJECT PROPERTY HIGHLIGHTS

- Low unincorporated Cook County property taxes now at \$2.04/SF
- Excellent visibility with large, illuminating signage on Algonquin Rd with 170 feet of frontage. 2 entrances to property
- Very flexible building--can accommodate showroom/retail/warehouse users
- 1.1951 acre lot with secured fenced in outdoor storage areas
- Newer Roof (2005) on building expansion area
- Building ownership for less than the equivalent lease space
- Flexible closing schedule-Ownership may consider a short term lease back
- Double door enclosed dock with leveler
- 220 amp power in building
- Ideal for: - Retail/Showroom
 - Office/Warehouse
 - Contractors
 - Distribution

■ DESCRIPTION

**UNINCORPORATED COOK
COUNTY PROPERTY:**

1601 E Algonquin Road
Arlington Heights, IL 60005

BUILDING TYPE:

Showroom/Office/Warehouse Building

YEAR BUILT:

1966 w/ Building Expansion in 1997

SIZE:

21,000 SF (3,500 SF Office)

LOT SIZE:

1.195 Acres

LOADING:

2 Docks with leveler

CEILING HEIGHT:

18 'Ft & 22 'Ft Clearance

POWER:

220 Amps, 277/480 Volts, 3 Phase

ZONING:

M-1, Unincorporated Cook County

PARKING:

Up to 25 Spaces

REAL ESTATE TAXES:

\$42,929 (\$2.04 PSF)

OPERATING EXPENSES:

\$10,500 (\$0.50 PSF)

SALES PRICE:

\$899,000 (\$42.81 PSF)

LEASING

SALES

TENANT ADVISORY

MANAGEMENT

■ PHOTOGRAPHS

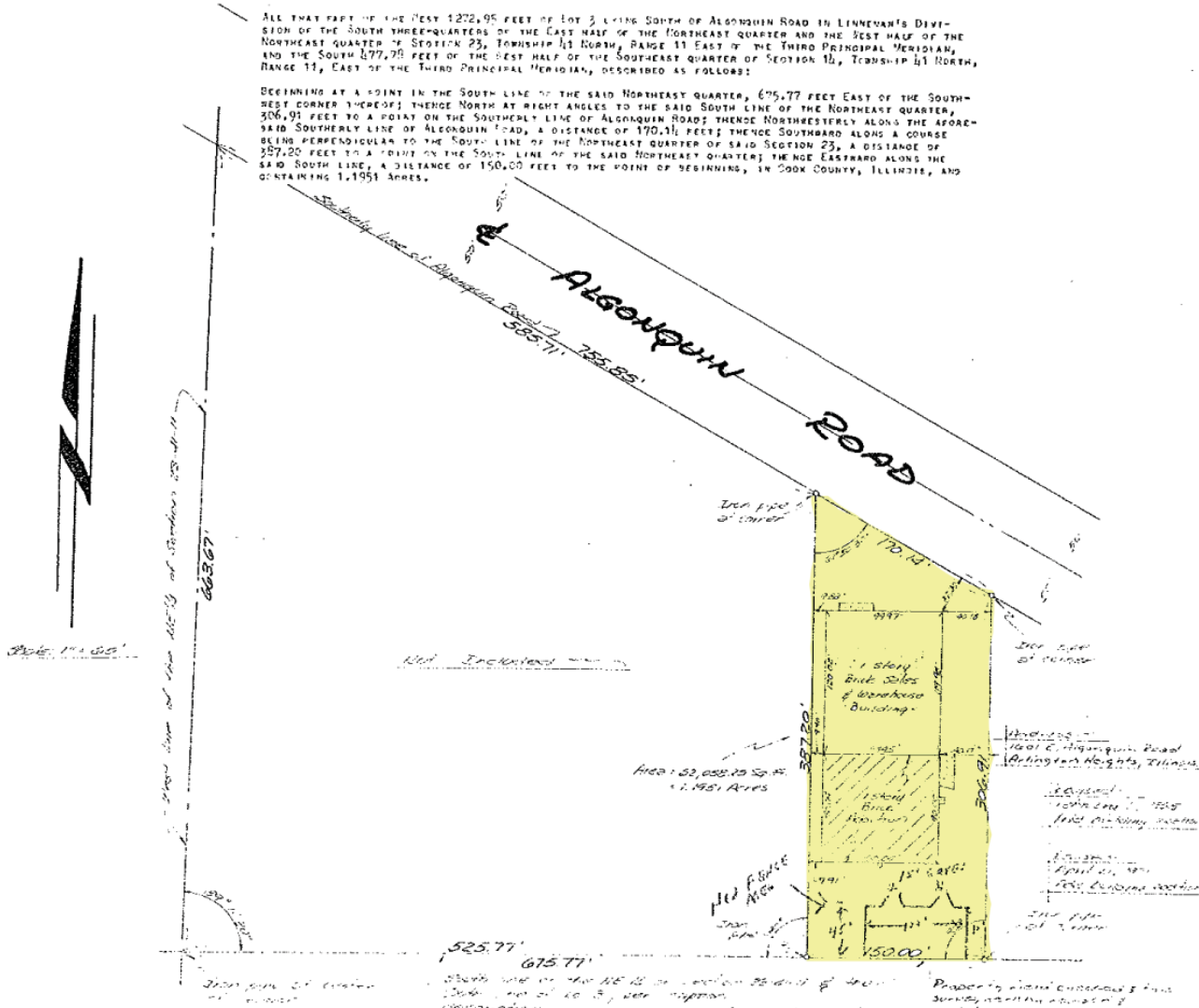


■ PLAT OF SURVEY

PLAT OF SURVEY

ALL THAT PART OF THE WEST 1222.95 FEET OF LOT 3 LYING SOUTH OF ALGONQUIN ROAD IN LINNEVAN'S DIVISION OF THE SOUTH THREE-QUARTERS OF THE EAST HALF OF THE NORTHEAST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER 1/4 SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE SOUTH 477.70 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE TO THE SAID NORTHEAST QUARTER, 675.77 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH AT RIGHT ANGLES TO THE SAID SOUTH LINE OF THE NORTHEAST QUARTER, 306.91 FEET TO A POINT ON THE SOUTHERLY LINE OF ALGONQUIN ROAD; THENCE NORTHWESTERLY ALONG THE AFORESAID SOUTHERLY LINE OF ALGONQUIN ROAD, A DISTANCE OF 170.31 FEET; THENCE SOUTHWARD ALONG A COURSE BEING PERPENDICULAR TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 357.20 FEET TO A POINT ON THE SOUTH LINE OF THE SAID NORTHEAST QUARTER; THENCE EASTWARD ALONG THE SAID SOUTH LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, AND CONTAINING 1.1951 ACRES.



Survey ordered by:
REXSON REALTY
1956 North Diverse Avenue
CHICAGO, ILLINOIS

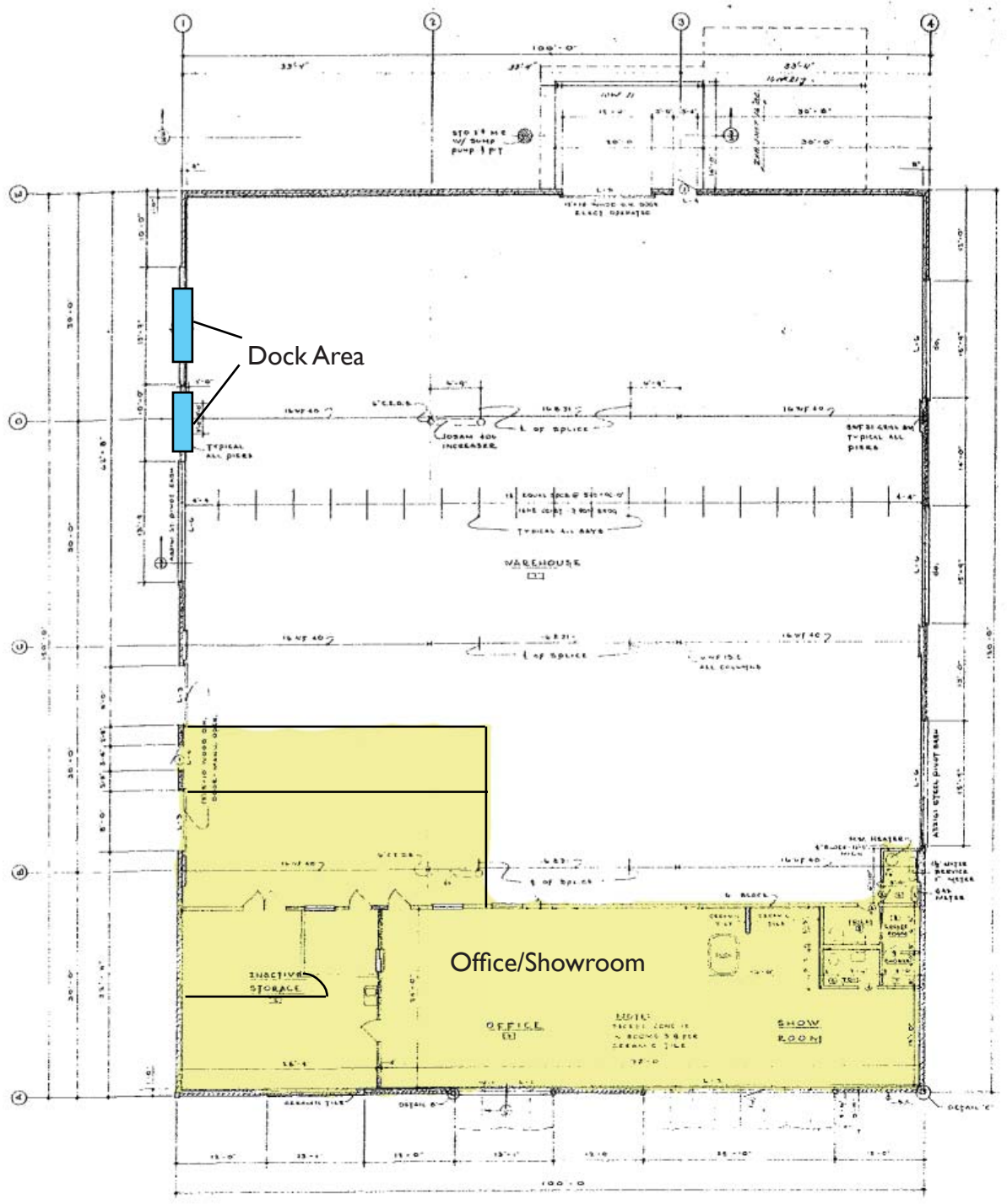
Survey by Plat No. 1
R. C. FREDERICK, ASSOCIATES
1000 EAST BONDSTREET HIGHWAY
ARLINGTON HEIGHTS, ILLINOIS

STATE OF ILLINOIS
COUNTY OF COOK
I, ROBERT C. FREDERICK, AN ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.
DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

APPLANTION IN FRENCH, ILLINOIS - SEPTEMBER 12, 1906
Robert C. Frederick
ILLINOIS REGISTERED LAND SURVEYOR - NO. 37,180



■ FLOOR PLAN



21,000 SF w/ 3,500 SF Office/Showroom

■ OFFERING SUMMARY

BUILDING SQUARE FEET:

21,000 SF w/ 3,500 SF Office

TYPE:

Showroom/Office/Warehouse

POSSESSION:

Upon closing or as agreed by seller

■ USER CASH FLOW SUMMARY

PURCHASE PRICE:

\$899,000

LOAN AMOUNT:

\$809,100

DOWN PAYMENT:

\$89,900 (10%)

LOAN AMORTIZATION:

SBA Financing 20-year

20-YEAR BLENDED RATE:

4.5%

MONTHLY PAYMENTS:

\$5,118.17

**MONTHLY TAXES &
OPERATING EXPENSES:**

\$4,452.42 (\$2.54 PSF)

**USER EFFECTIVE COST OF
OCCUPANCY PER MONTH:**

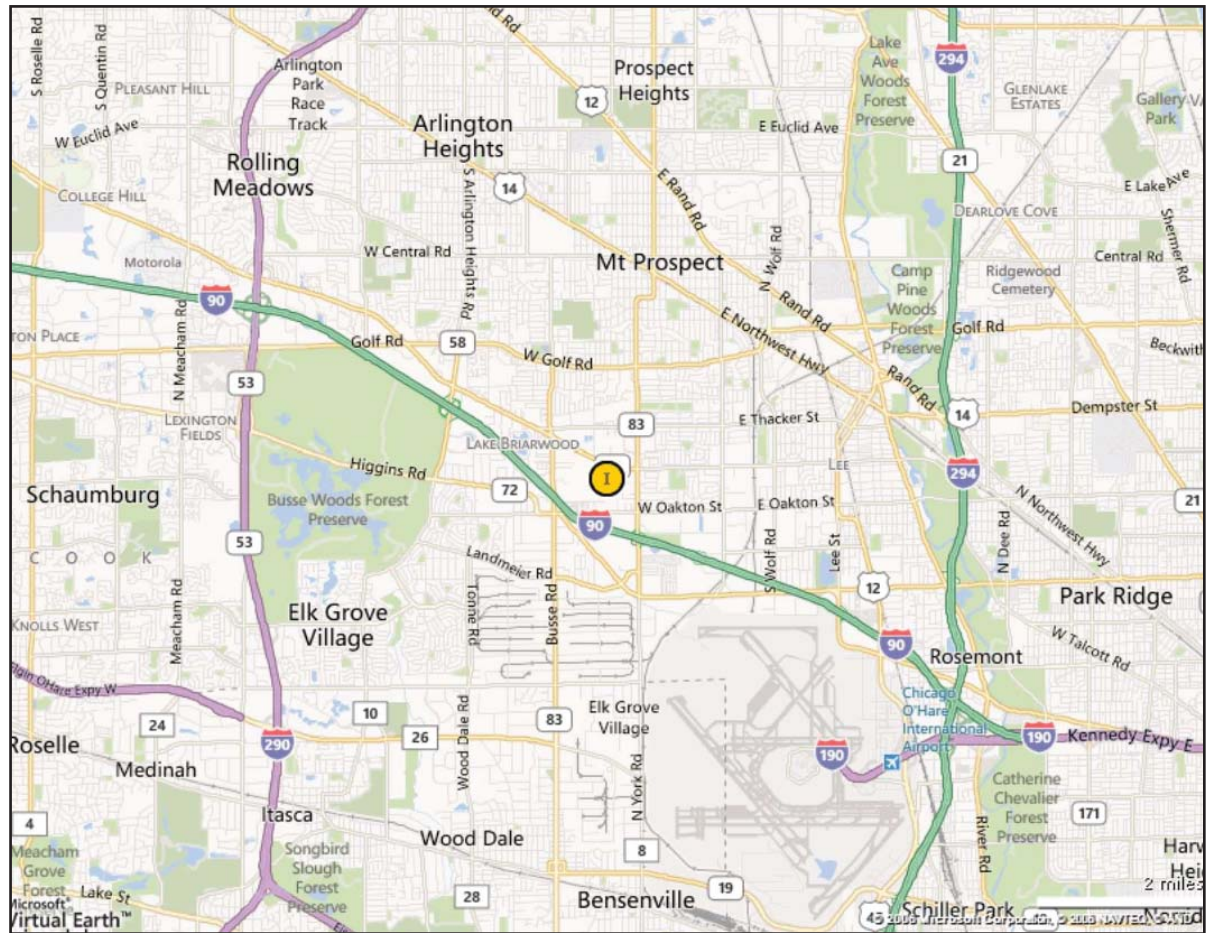
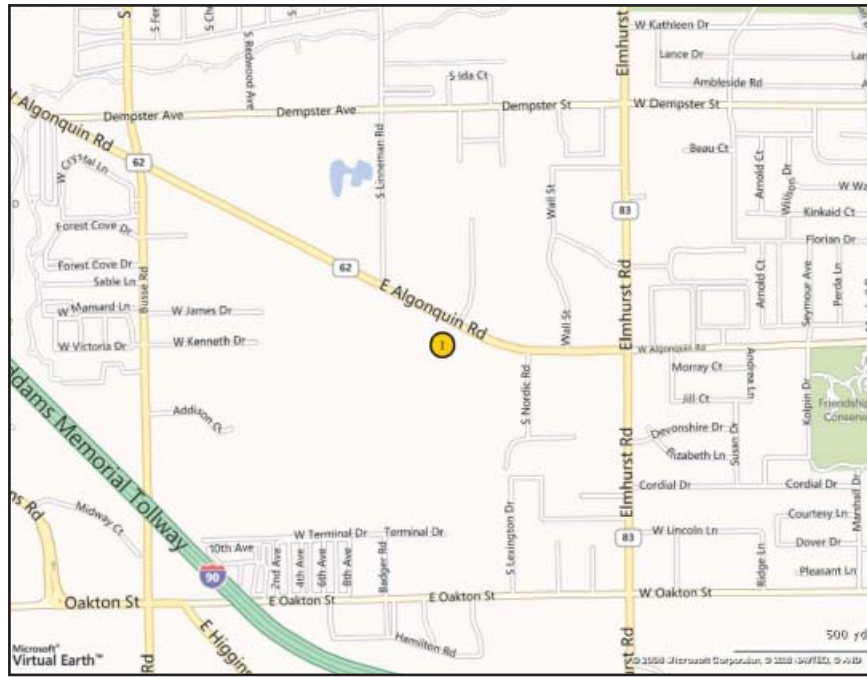
\$9,571.19

\$5.47 PSF Gross
*Includes Debt Service Taxes
& Operating Expenses



- LEASING
- SALES
- TENANT ADVISORY
- MANAGEMENT

■ LOCATION MAPS





- LEASING
- SALES
- TENANT ADVISORY
- MANAGEMENT

■ LOCATION AERIAL

