



5,495 SF OFFICE BUILDING FOR SALE



WILLIAMSBURG VILLAGE 1603 Colonial Parkway, Inverness, Illinois

BUILDING FEATURES:

- Professional Office Building in a Home-Like Colonial Setting
- Fully Updated, Beautifully Maintained, Modern Interior
- Situated at Entrance of Complex, Visible to Roselle Road
- Two-Story Colonial Building
- Hardwood Floors in Common Areas, Carpeted Offices
- Four Bathrooms (One with Shower)
- Two Fireplaces
- Main Floor Conference Room with French Doors
- Open Floor Concept on Upper Level
- Finished Basement with Additional Offices – Ideal for Leasing
- Plenty of Convenient Parking
- Convenient to I-90 and I-53 Expressways and O'Hare Airport



FOR MORE INFORMATION:

RAY OKIGAWA
Direct: 847.246.9632
ray@chicagolandcommercial.com

LEASING | SALES | TENANT ADVISORY | MANAGEMENT



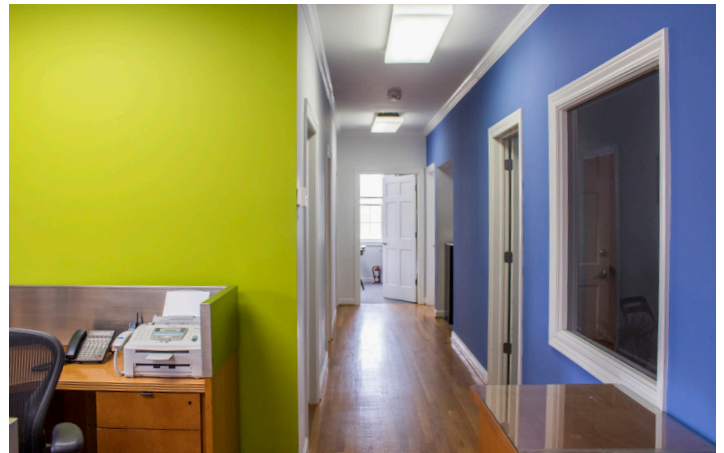
4811 Emerson Avenue, Suite 112., Palatine, IL 60067

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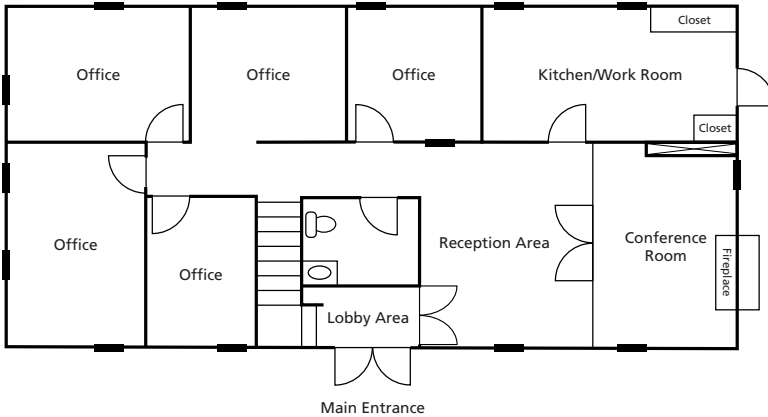
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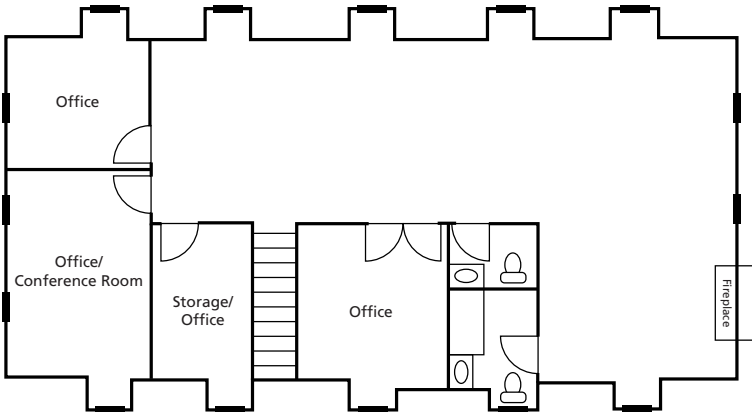
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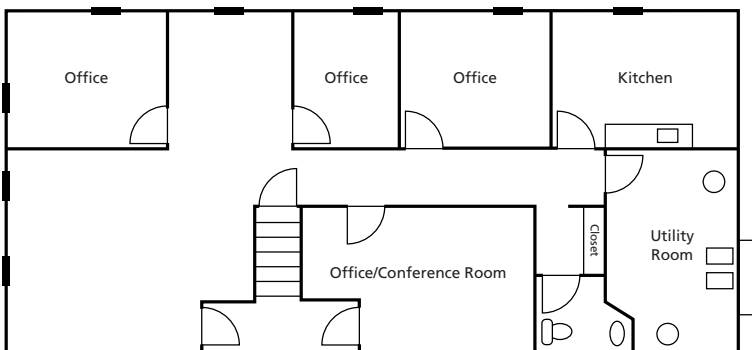
Main Level



Upper Level



Lower Level



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USER EFFECTIVE COST OF OCCUPANCY

Property SF: 5,495
 Loan Amortization: SBA Financing; 20 year amortization
 20 Year blended rate: 4.75%

Purchase Price per SF: \$72.61 PSF
 Purchase Price: \$399,000
 Loan Amount (90% of Purchase Price): \$359,100
 Initial Investment (10% of Purchase Price): \$39,900

	Monthly	Annual	Per S.F.
Monthly Payments:	\$2,047.29	\$24,567.50	\$4.47
2018 Real Estate Taxes	\$1,644	\$19,727.95	\$3.59
2018 Association Fees	\$1,043	\$12,516	\$2.28
Totals:	\$4,734.29	\$56,818.30	\$10.34

User Effective Occupancy Cost PSF: \$10.34

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