



Office/Tech
 Status: **ACTV**
 Area: **118**
 Address: **526 Market Loop Dr , West Dundee, Illinois 60118**
 Directions: **Rt. 31 s of Rt. 72. Rt on Village Quarter, left on Market Loop to building.**

MLS #: **09476514**
 List Date: **01/13/2017**
 List Dt Rec: **01/13/2017**

List Price:
 Orig List Price:
 Sold Price:

Sold by:
 Closed:
 Off Mkt:
 CTGF:
 County: **Kane**

Contract:
 Points:
 List. Mkt Time: **26**
 Township: **Dundee**

Lease SF/Y: **\$10**
 Rented Price:
 Mthly. Rnt. Price: **\$330**

Coordinates:
 Year Built: **1986**
 Subtype: **Office**
 Zoning Type: **Office**
 Actual Zoning: **B3**

PIN #: **(Map)**
 Bit Before 78: **No**
 # Stories: **2**
 # Units:
 # Tenants:

Subdivision: **Old World Village**
 Multiple PINs:
 Min Rent. SF: **330**
 Max Rent. SF: **1150**

Lot Dimensions:
 Acreage: **0.48**
 Land Sq Ft:
 Approx Total Bldg SF:
 Gross Rentable Area:
 Net Rentable Area:
 Estimated Cam/Sf: **\$0**
 Est Tax per SF/Y: **\$0**
 Lease Type: **Gross**

Remarks: *****5 SPACES 330 SQ FT-1150 SQ FT / \$330.00-\$958.00 PER MONTH GROSS*** Two-story brick office building with possible basement storage for tenants. Varied space sizes are 330, 675, & 1150 SF Private bath, private offices, reception area. Tenant pays utilities in addition to rent & there is plenty of parking. Contact listing agent about other spaces that are available in same complex. Minutes from I-90. See attached spec sheets.**

Approximate Age: **26-35 Years**
 Type Ownership: **Corporation**
 Frontage Acc: **City Street**
 Docks/Delivery:
 # Drive in Doors: **0**
 # Trailer Docks: **0**
 Geographic Locale: **Northwest Suburban**
 Location: **Central Business District, Mixed Use Area**
 Construction: **Concrete, Wood Frame**
 Building Exterior: **Brick, Cedar**
 Foundation: **Concrete**
 Roof Structure: **Pitched**
 Roof Coverings: **Shingle Composition**
 Air Conditioning: **Central Air**
 Heat/Ventilation: **Forced Air, Gas**
 Electrical Svcs: **Circuit Breakers, 0-100 Amps**
 Fire Protection: **Fire Extinguisher/s**
 Current Use: **Office and Research**
 Potential Use: **Commercial, Office and Research**
 Client Needs: **Lease or Rent**
 Client Will:

Misc. Outside:
 # Parking Spaces:
 Indoor Parking:
 Outdoor Parking: **1-5 Spaces, 6-12 Spaces**
 Misc. Inside: **Storage Inside**
 Floor Finish:
 Extra Storage Space Available:
 Water Drainage:
 Utilities To Site: **Electric to Site, Gas to Site**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Known Encumbrances: **None Known**
 Backup Info: **Backup Package**
 Tenant Pays: **Air Conditioning, Electric, Heat, Janitorial, Water/Sewer**
 Possession: **Immediate**
 Sale Terms:
 Investment:
 Users:

Financial Information

Gross Rental Income/Month:
 Total Income/Month:
 Total Income/Annual:
 Annual Net Operating Income:
 Net Operating Income Year:
 Cap Rate:
 Real Estate Taxes:
 Tax Year:
 Total Annual Expenses:
 Expense Year:
 Expense Source:
 Loss Factor:

Agent Remarks: **Call Sharon at 847-533-6974 See attached Spec Sheet**

Internet Listing: **Yes**
 VOW AVM: **Yes**
 Listing Type: **Exclusive Right to Lease**
 Coop Comp: **3.5%..1.5%..1.5% (on Net SP)**
 Information: **Short Notice OK**
 Broker: **GC Realty and Development (1166)**
 List Agent: **Sharon Glasshof (922850)**
 Email: **sharong@gcrealtyinc.com**
 Co-lister:
 Remarks on Internet?: **Yes**
 VOW Comments/Reviews: **Yes**
 Address on Internet: **Yes**
 Other Compensation:
 Cont. to Show?:
 Ph #: **(630) 587-7400**
 Ph #:
 Agent Alt Ph #: **(847) 533-6974**
 Ph #:
 Agent Owned/Interest: **No**
 Lock Box: **Combination Box**
 Special Comp Info: **None**
 Call for Rent Roll Info:
 Expiration Date:
 Team:
 Agent Addn'l Info: **847-533-6974(text OK)**

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