

FOR SALE - 6,733 SF Office Building 347 Covington Drive



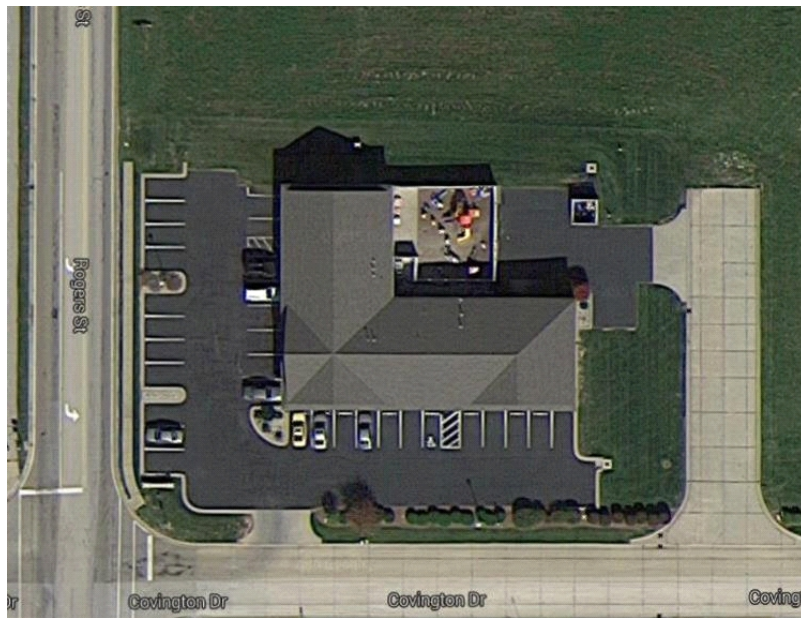
Waterloo, Illinois 62298



Owner / User Investment Opportunity

As exclusive agents, we are pleased to offer the following property for sale.

- ◆ Owner / User investment opportunity available with long-term tenants
- ◆ Established tenants include Bumblebeez Day Care and Sylvan Learning Center
- ◆ 1,450 square feet available for User / Investor
- ◆ Ample parking: 30 spaces
- ◆ New construction; built in 2006
- ◆ Contact Broker for income and expense information
- ◆ **Asking price: \$1,150,000**



Kevin McLaughlin, SIOR. Executive Managing Director - Principal. **314.628.0436.** kmclaughlin@ngzimmer.com

Scott Bernstein. Managing Director - Retail Brokerage. **314.690.8778.** sbernstein@ngzimmer.com

Ben Albers. Associate - Office Brokerage. **314.628.0439.** balbers@ngzimmer.com

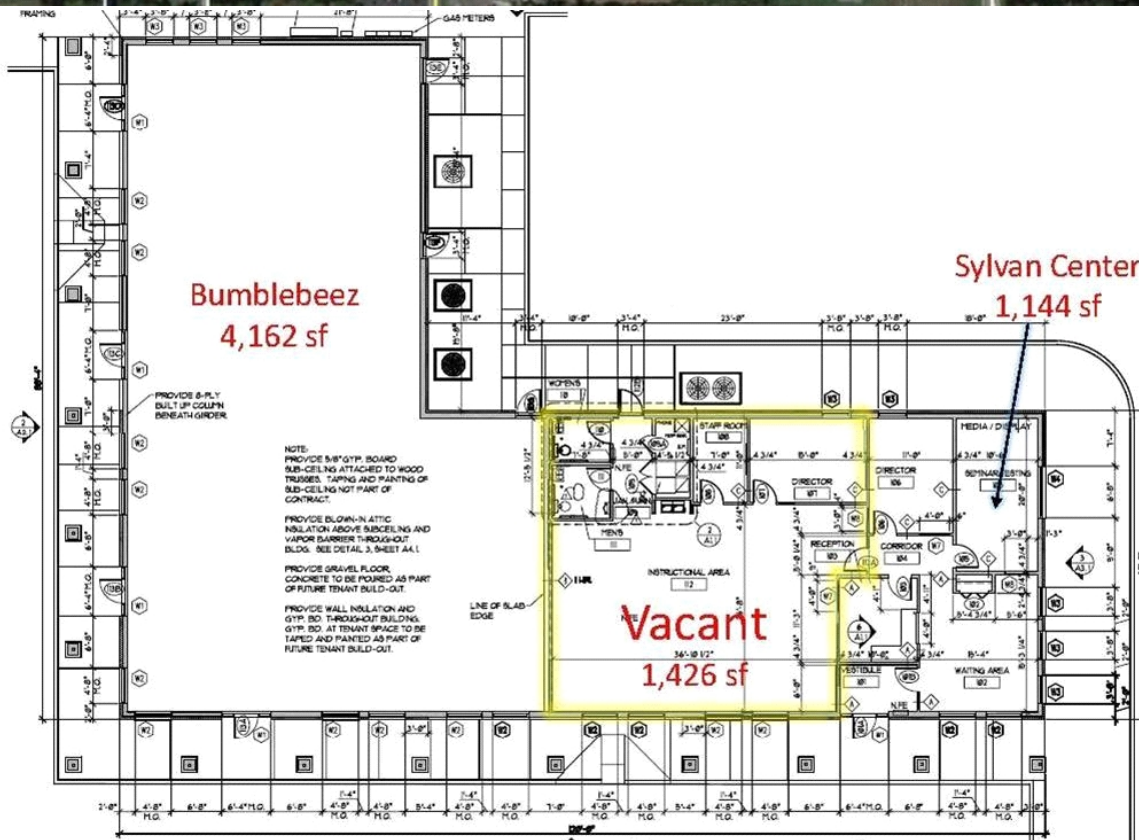


Independently owned and operated

Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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