

For Sale

Class A Single Story Office

1237 S. Arlington Heights Road

Arlington Heights, IL

Features

Price:	\$699,000
Building size:	Free standing, Class A, single story building; approx. 4,688 sf
Year Built:	2000
Zoned:	B-2
Lot Size:	0.36 acres
Parking:	16 spaces
Power:	220 amps, 277/480 volts; 3 phase
Real Estate Taxes:	42,272 (\$9.03psf) 2017 (2 PINs)
Operating Expenses:	\$5,860 (\$1.25/sf)
Property Description:	138' of frontage on Arlington Heights Road with tenant signage. Easy access to downtown Arlington Heights train, restaurants, shopping, etc., and I-90/Rt. 53. Excellent window line with operable windows. High-end construction and interior finishes. Ideal space for law firm, accountant, medical, marketing or sales company. Double door enclosed dock with leveler. SBA financing available 1- 19% down and blended rates around 4.5%.

For more information
or to arrange for an inspection,
please contact:

Laura DeWald
Vice President
CTK Chicago Partners
847-436-5450 (direct)
ldewald@ctkcp.com

CTK Chicago Partners
1111 E. Touhy, Suite 230
Des Plaines, IL 60018



For Sale

Class A Single Story Office

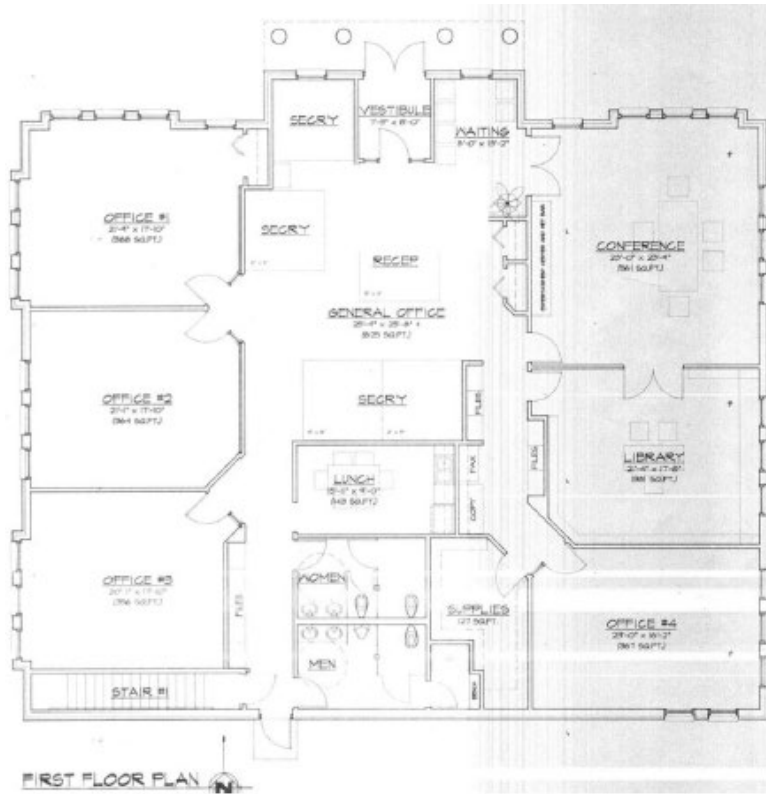
1237 S. Arlington Heights Road

Arlington Heights, IL

For more information
or to arrange for an inspection,
please contact:

Laura DeWald
Vice President
CTK Chicago Partners
847-768-2613 (direct)
ldewald@ctkcp.com

CTK Chicago Partners
1111 E. Touhy, Suite 230
Des Plaines, IL 60018



■ SITE PLAN

