



MEDICAL OFFICE BUILDING FOR SALE

248 E GRAND AVE, FOX LAKE, IL



BUILDING FEATURES:

- 5,475 SF FREESTANDING BUILDING- PRICE REDUCTION
- LOT SIZE 35,719 SF
- FRAME 1.5 STORY
- PARKING: 6/1,000 (32 SPACES)
- ZONED: B
- LOCATED ACROSS FROM THE FOX LAKE PUBLIC LIBRARY
- OPERABLE WINDOWS
- EXCELLENT VISIBILITY ON GRAND AVE
- REAL ESTATE TAXES:
\$17,648 (\$3.22 PSF)-2017 PAYABLE IN 2018
- SALE PRICE: \$375,000 (\$68.50 PSF)



FOR MORE INFORMATION:

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INTERIOR PHOTOS

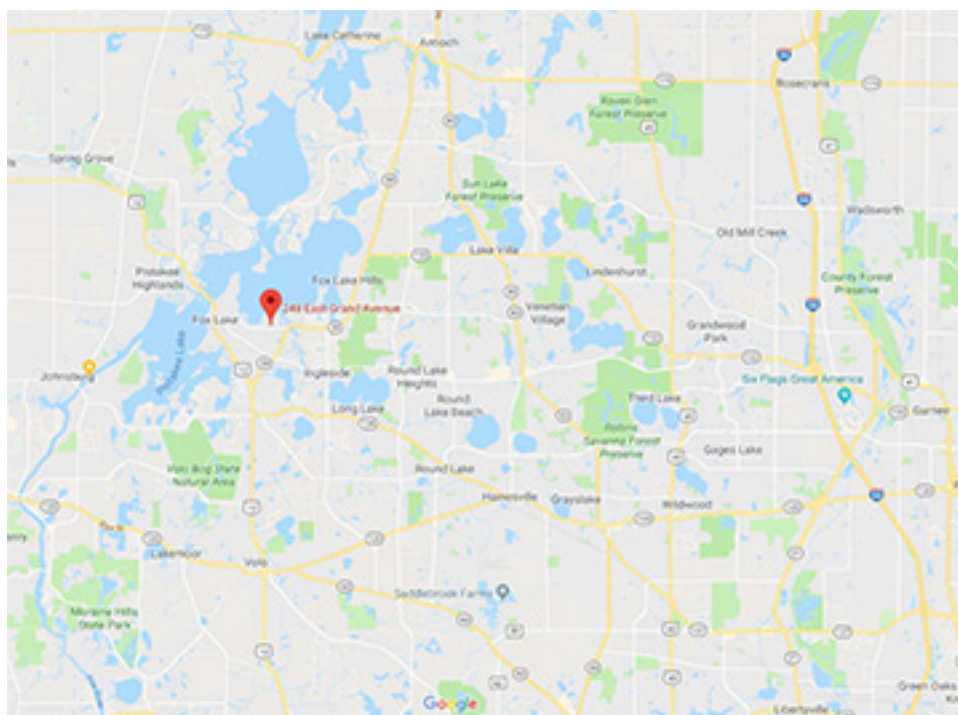




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LOCATION PHOTOS





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USER COST OF OCCUPANCY

Property SF:	5,475
Loan Amortization:	20 year
20 year rate:	5.00% -SBA Loan
Purchase Price per SF:	\$68.50
Purchase Price:	\$375,000
Loan Amount (90% of Purchase Price):	\$337,000
Initial Investment (10% of Purchase Price):	\$37,500

User Cost of Occupancy

	Monthly	Annual	Per S.F.
Monthly Mortgage Payments:	\$2,474.83	\$29,698.01	\$5.42
Real Estate Taxes:	\$1,471.00	\$17,652.00	\$3.22
Operating Expense:	\$1,369.00	\$16,428.00	\$3.00

Total Property Occupancy Cost: **\$5,314.83** **\$63,777.96** **\$11.64**