

28039 W Northpointe Parkway, Unit 3 & 5, Lake Barrington, IL

INVESTMENT CONDO'S FOR SALE



NNN LEASED INVESTMENT OFFERING

Two Fully Leased Commercial Condos Combined
for a Total of 22,587 SF—both leased by ICE Cheer
through May 2024

This Offering includes a 14,444 SF and an 8,143 SF
condo. They are available as a package or
individually.

**PACKAGE: \$1,885,000 | 8.25% Capitalization
Rate**

UNIT 5: \$1,205,000 | 8.25% Capitalization Rate

UNIT 3: \$680,000 | 8.25% Capitalization Rate

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3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

ENTRE
Commercial Realty LLC

28039 W Northpointe Parkway, Unit 3 & 5, Lake Barrington, IL

8,143 - 22,587 SF CONDO FOR SALE



SPECIFICATIONS

AVAILABLE SIZE: 22,587 SF (14,444 SF & 8,143 SF)

BUILDING SIZE: 71,620 SF

YEAR BUILT: Building shell completed in 2008

Unit 3 interior improvements finished in 2017

Unit 5 interior improvements finished in 2016

BRAND NEW FINISHES (Unit 3 & 5):

- 6" concrete floors
- LED Lighting
- Office Buildout
- Washrooms
- Electrical Panels & Transformers
- Flooring

BAY SIZES:

- Unit 3: 42' 4" x 31'
- Unit 5: Clear Span (61' x 241')

CLEAR HEIGHT: 30' clear

SPRINKLERED: Yes

R.E. TAXES:

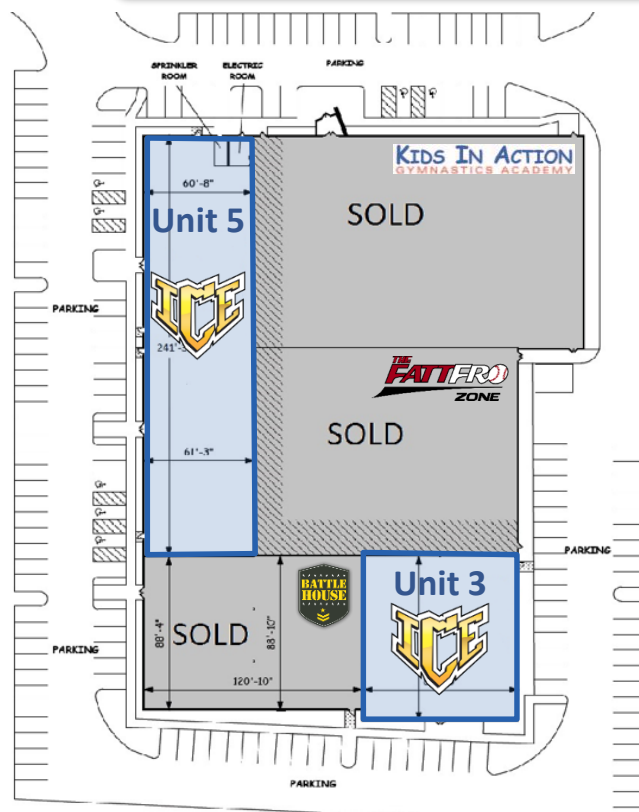
- Unit 3: \$0.48 PSF (2018)
- Unit 5: \$0.51 PSF (2018)

CAM (condo fees): \$1.15 PSF (2019)

NET OPERATING INCOME: \$155,398

SALE PRICE: \$1,885,000

CAPITALIZATION RATE: 8.25%



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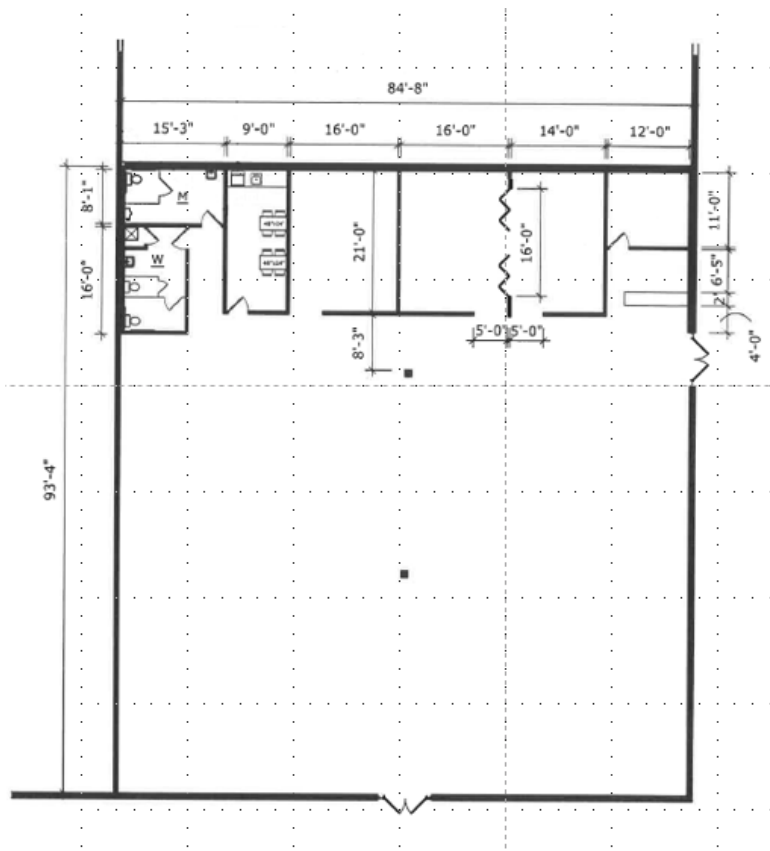
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28039 W Northpointe Parkway, Unit 3, Lake Barrington, IL

8,143 SF CONDO FOR SALE



Unit 3

- Leased through May 2024
- NNN lease – tenant pays all CAM and Condo Association Fees.
- 2.5% escalations

Financial Snapshot

Net Operating Income	\$56,023
Cap Rate	8.25%
Asking Price	\$680,000

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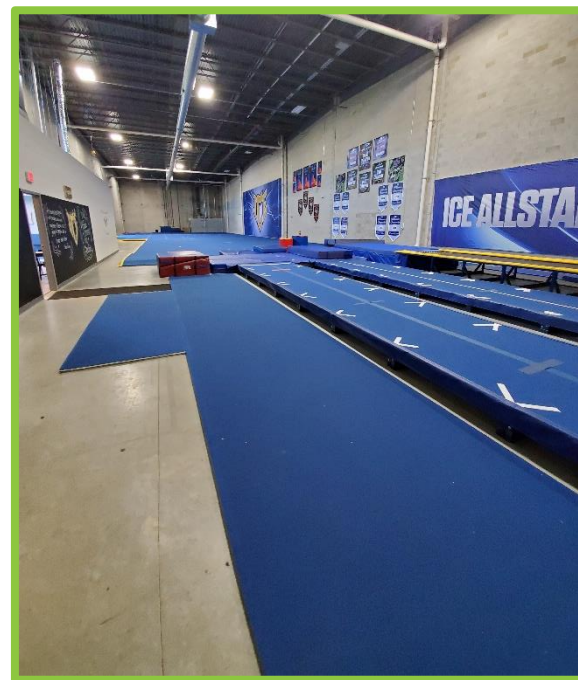
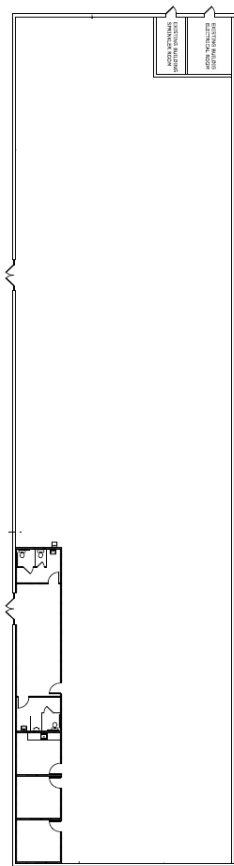
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28039 W Northpointe Parkway, Unit 5, Lake Barrington, IL

14,444 SF CONDO FOR SALE



Unit 5

- Leased through May 2024
- NNN lease – tenant pays all CAM and Condo Association Fees.
- 2.5% escalations

Financial Snapshot

Net Operating Income	\$99,374
Cap Rate	8.25%
Asking Price	\$1,205,000

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INVESTMENT CONDOS FOR SALE

LOCATION

- High Income Demographics
- Ideal location for sports, recreation, fitness, and wellness
- Neighbors Include: Kids in Action Gymnastics, Fattfro Sports, Battle House, and the Canlan Sportsplex
- The RECplex and Canlan Sportsplex are both 100% occupied

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