

\$553,350

**Price Reduced by
OVER \$100,000**

Professional & Medical Office Space for Sale or Lease

- ◆ Close to Hospital, Restaurants, Day Cares, and Retail
- ◆ Good Traffic

**Generous
T.I.
Allowance**



**For Sale - \$93.00 PSF or
For Lease - \$9.75 PSF NNN**

**For More Information,
Please Contact:**

Mike Carpenter, CCIM
Managing Broker

mcarpenter@
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815.540.5101

RVG COMMERCIAL
REAL ESTATE SERVICES



rvgcommercial.com

1731 DeKalb Avenue
Sycamore, IL 60178
815.754.4000

Professional & Medical Office Space for Sale or Lease



- ◆ 5,950 Sq. Ft. Building (3,975 Sq. Ft. Available for Lease)
- ◆ .62 Acres (27,007 Square Feet)
- ◆ Built in 2006
- ◆ Zoned C3 - Highway Business District
- ◆ Plenty of Parking
- ◆ Close to Kishwaukee Hospital & DeKalb Clinic
- ◆ Concrete Foundation, Brick Exterior, and Shingle Composition Roof Covering
- ◆ Gas Heating & Air Conditioning
- ◆ Monument Signage
- ◆ Separately Metered Utilities

**Currently Leased to
NOVO: Renewing Joy in Life
for 5 Years**

- ◆ Highly Successful Multi-Clinic Operator
- ◆ 3 Facilities
- ◆ Personal Guaranty
- ◆ Ideal Co-Tenant for Owner Operator
- ◆ Great Investment!



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