

127 Capista Office Condominium

127 Capista Drive
Shorewood IL 60404



HIGHLIGHTS:

- » 3,775 SF purpose built medical/professional office
- » Turnkey infrastructure- reception area, private offices, and open floor
- » Situated in a multi-unit professional office condominium complex
- » Great owner-user occupancy opportunity
- » Strong Will County location with strong residential and commercial growth trends
- » Attractively priced at \$675,000 - well below new construction cost



Exclusively Marketed by:

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PROPERTY SUMMARY

Building SF	3,775
Land SF	98,010
Land Acres	2.25
Year Built	2008
Zoning Type	B3- General Business
Number of Parking Spaces	50
Parking Ratio	1.67/1000 SF
Building FAR	.31
Traffic Counts	29000 - IL RT 59
Number of Ingresses	1
Number of Egresses	1
ADA compliant	Yes
Ceiling Height	Clear height -23'

INVESTMENT SUMMARY

Price	\$675,000
Price PSF	\$178.81



PROFESSIONAL OFFICE CONDOMINIUM FOR SALE

Townline Real Estate Advisors LLC, as exclusive listing agent, is pleased to present the opportunity to acquire an improved professional office condominium unit located at 127 Capista Drive in Shorewood, Illinois. The subject property comprises ~3,775 rentable square feet of built-out professional office space situated within an established, multi-unit professional and flex condominium office complex park in the heart of Will County's growing southwest suburban marketplace. The condo unit is part of the Capista Gregory Condominium Association.

The property is currently owner-occupied as a chiropractic medical office and will be delivered with vacant possession at closing — presenting an exceptional opportunity for an owner-user to acquire turnkey, purpose-built professional space in a highly accessible and demand-driven submarket, or for an investor to acquire a well-located asset and lease to a medical or other professional tenant at current market rates.

INVESTMENT HIGHLIGHTS:

- Rare opportunity to acquire a move-in ready, medical/professional office condo in the high-demand Shorewood submarket
- 3,775 SF of purpose-built chiropractic/medical office space with full healthcare build-out in place and with a warehouse in back of unit with drive-in door.
- Turnkey infrastructure: reception area, treatment/exam rooms, private offices, private bathrooms, and warehouse space
- Owner-user occupancy — available with vacant possession at closing, no lease-up risk for owner-occupants
- Situated within an established multi-tenant professional and flex condominium park on Capista Drive
- Excellent regional access via I-55 and Route 59 corridors — positioned in the heart of the southwest suburban Chicago market
- Ideal for medical, healthcare, chiropractic, physical therapy, professional services, or general office users
- Will County location benefits from strong residential and commercial growth trends supporting sustained professional services demand

