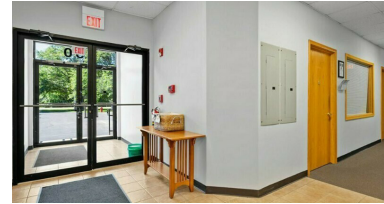
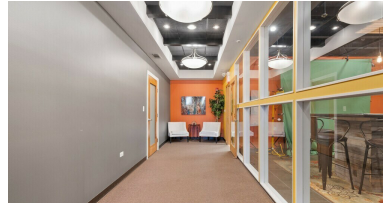


**850 West Bartlett Rd.**  
Bartlett, IL 60103

**For Sale**

MLS # 12575946

**INVESTMENT / OFFICE**



**INVESTMENT / OFFICE 9,496 SF**

**\$1,525,600**

**Office Investment Opportunity  
9,496 SF Office Building**

Discover an outstanding investment opportunity with this well-maintained 20-unit office building with only 1 vacant suite (250 SF).

This versatile commercial property offers a spacious and functional layout, ideal for professional services. Featuring a modern design with ample parking, and easy accessibility. Inside, you'll find a thoughtfully designed interior with multiple private offices, conference rooms, open workspaces, and modern amenities to support a productive work environment.

Whether you're an investor seeking a reliable income stream or an owner-occupant looking to establish a prominent office presence, this building presents a compelling opportunity in a sought-after area.

8.3% Performa CAP Rate with 12% loss Factor.  
Please call for financials and rent roll.

**Specifications**

Size:	9,496 SF
Year Built:	1979
HVAC System:	GFA/ Central Air
Electrical:	100 amp
Sprinklers:	Yes
Washrooms:	2 common ADA
Ceiling Height:	9 - 10 ft
Parking:	Ample/ Front and Rear
Sewer/Water:	City
Zoning:	B2
Taxes:	\$29,084 (2025)
NOI (Proforma) :	\$122,568 NOI 8.3% CAP
PIN #:	06-34-100-029-1003

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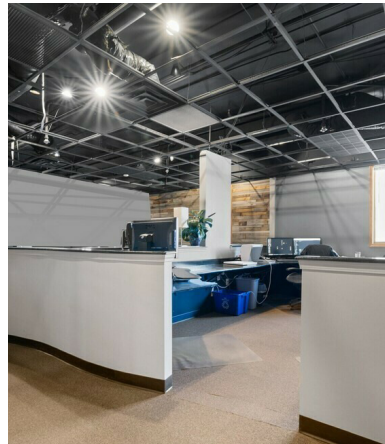
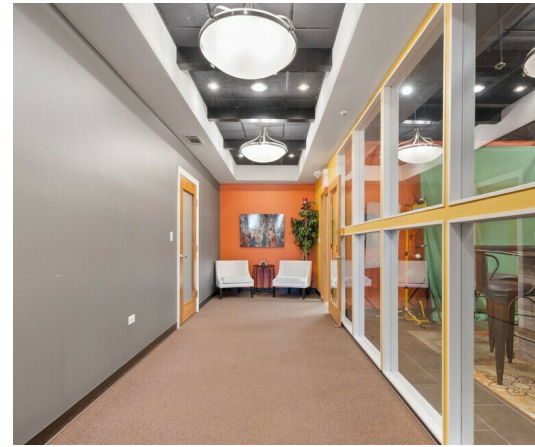
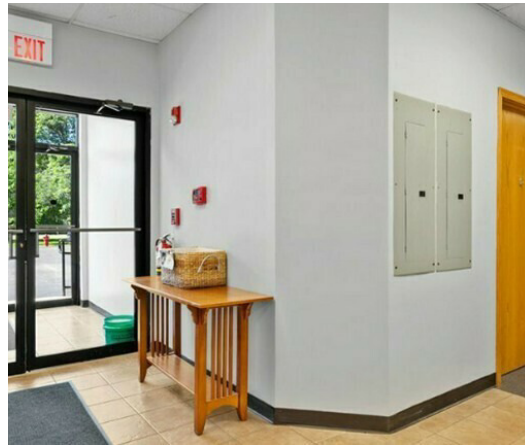
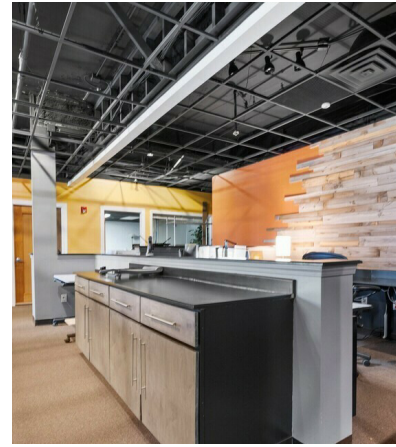
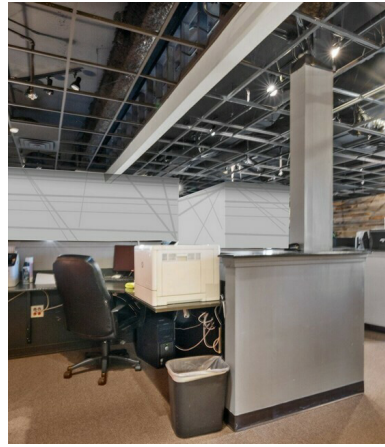
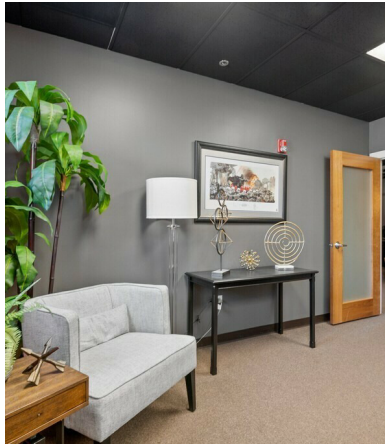


**Sharon Glasshof**  
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850 West Bartlett Rd.  
Bartlett, IL 60103

For Sale

INVESTMENT / OFFICE



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**PREMIER**  
COMMERCIAL REALTY

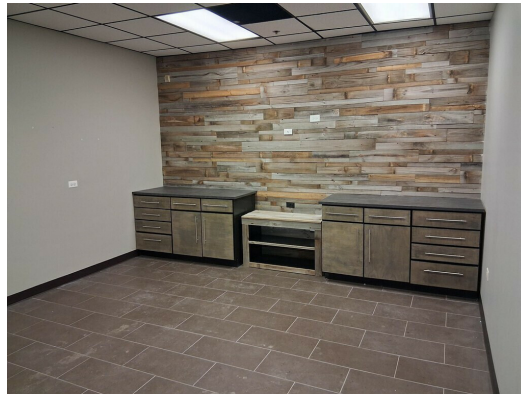
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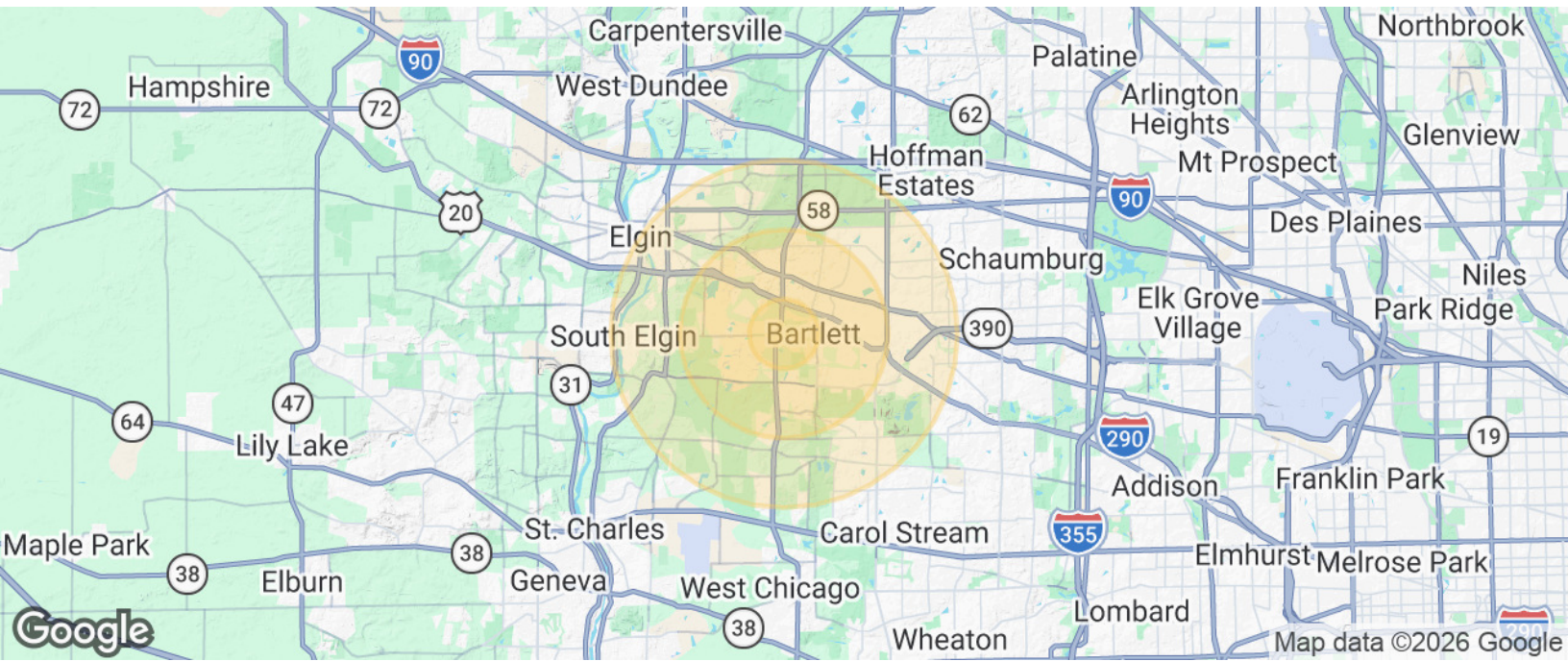


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**For Sale**

**INVESTMENT / OFFICE**



Population	1 Mile	3 Miles	5 Miles
Total Population	5,434	81,845	210,478
Average Age	44	40	40
Average Age (Male)	42	39	39
Average Age (Female)	46	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,846	27,303	72,378
# of Persons per HH	2.9	3	2.9
Average HH Income	\$132,684	\$126,382	\$123,345
Average House Value	\$399,168	\$313,494	\$320,902

2020 American Community Survey (ACS)

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