

BANK OWNED RETAIL

2,000 SF FULLY LEASED 2 UNIT



**517 W MAIN ST
WEST CHICAGO**

UNIT 517 & 519

- TYPE RETAIL
- BUILT 2006
- SIZES: 2,000 SF
- FRONTAGE MAIN ST
- PIN 04-10-136-001
- TAXES \$7,251(2011)

**ASKING PRICE:
\$265,000.00**

**Bank owned commercial retail
100% leased. Located directly
across the street from Metra
West Chicago station.
Centrally located in town and
walking distance to everything!**

- Unit 517 - MTM (will resign or move)
- Unit 519 - MTM (will resign or move)

**GC REALTY & DEVELOPMENT
796 W. BARTLETT RD
BARTLETT, IL 60103
WWW.GCREALTYINC.COM**



Income	Monthly	Annual
Tenant	Rent	Rent
Unit 517-All in One Communications	\$1,334.00	\$16,008.00
Unit 519-Irma's Health & Nutrition	\$1,375.00	\$16,500.00
Gross Income	\$2,709.00	\$32,508.00
Expenses		
Annual Expense		
Taxes	\$7,251.00	
Assesments	\$1,982.00	
Totals	\$9,233.00	
Net Income	\$23,275.00	
8.78% CAP RATE	\$265,000.00	



8.78% CAP

FOR MORE PROPERTY INFORMATION OR TO SCHEDULE A SHOWING PLEASE CONTACT:

**MARK AINLEY (630) 781-6744
mark@gcrealtyinc.com**

**KRISTINE EISENMANN (630) 947-6337
kristine@gcrealtyinc.com**

All information deemed accurate but not guaranteed.