

BANK OWNED RETAIL CONDO

2,000 SF FULLY LEASED 2 UNIT



**517-19 W MAIN ST
WEST CHICAGO**

• TYPE	RETAIL
• BUILT	2006
• SIZES:	2,000 SF
• FRONTAGE	MAIN ST
• PIN	04-10-136-001
• TAXES	\$7,732(2011)

**ASKING PRICE:
\$239,000**

**Bank owned commercial retail
condo 100% leased. Located
directly across the street from
Metra West Chicago station in
Dupage County. Parking for
retail in condo lot!**

- Unit 517 - Exp 10/31/15
- Unit 519 - Exp 10/31/16

**Each tenant has rent increases
each year!!**

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

9.4% CAP

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

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

**RON DICIANNI (312) 613-4464
ron@gcrealtyinc.com**

All information deemed accurate but not guaranteed.



517-519 Main St, West Chicago, IL 60185

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(2012)	\$ 7,732.00	
Assesments(12 mon Actual)	\$ 2,210.00	
Chargeback to Tenants(Approx)	\$ (884.00)	
Totals	\$ 9,942.00	
Net Income	\$ 22,566.00	
Offer Price	\$ 239,000.00	
Cap Rate(Cash on Cash)	9.4%	

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