

# For Sale

100,121-157 Wycliffe Drive and 1031 & 1325 Joliet Street, West Chicago, IL 60185



Office Building



Townhome



## Office Building, Townhomes, and Development Land

As exclusive agents, we are pleased to offer the following property for sale:

### Investment Overview

- ◆ 13 townhomes
- ◆ 8,896 sf office building
- ◆ 13+/- acres
- ◆ 9 acres developable land
- ◆ Zoned B-2, City of West Chicago

### Office

- ◆ 8,896 +/- sf office building
- ◆ Built in 1996
- ◆ Large multi-purpose room
- ◆ Kitchenette
- ◆ Classrooms
- ◆ Many offices
- ◆ Conference room
- ◆ Administrative area
- ◆ 45 +/- paved parking spaces

### Townhomes

- ◆ 18,473 +/- sf apartments (four buildings)
- ◆ Built in 1996
- ◆ 13 townhomes total
- ◆ 8-2bed/3ba units (1,341 +/- sf)
- ◆ 5-3bd/3ba units (1,549 +/- sf)
- ◆ Each unit comes equipped with gas oven, fan/hood, dishwasher and refrigerator
- ◆ Gas heat and central air cooling
- ◆ Each unit includes full or partial basement and one car garage

**Gregory Krzysko** Managing Director **312.224.3168** [gkrzysko@ngkf.com](mailto:gkrzysko@ngkf.com)

**John Gaines** Director **312.224.3158** [jgaines@ngkf.com](mailto:jgaines@ngkf.com)

**Nicholas McKinney** CNL **800.400.5505** [nick.mckinney@cnl.com](mailto:nick.mckinney@cnl.com)

**Newmark Grubb  
Knight Frank**



Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# For Sale

100,121-157 Wycliffe Drive and 1031 & 1325 Joliet Street, West Chicago, IL 60185



**Newmark Grubb**  
**Knight Frank**



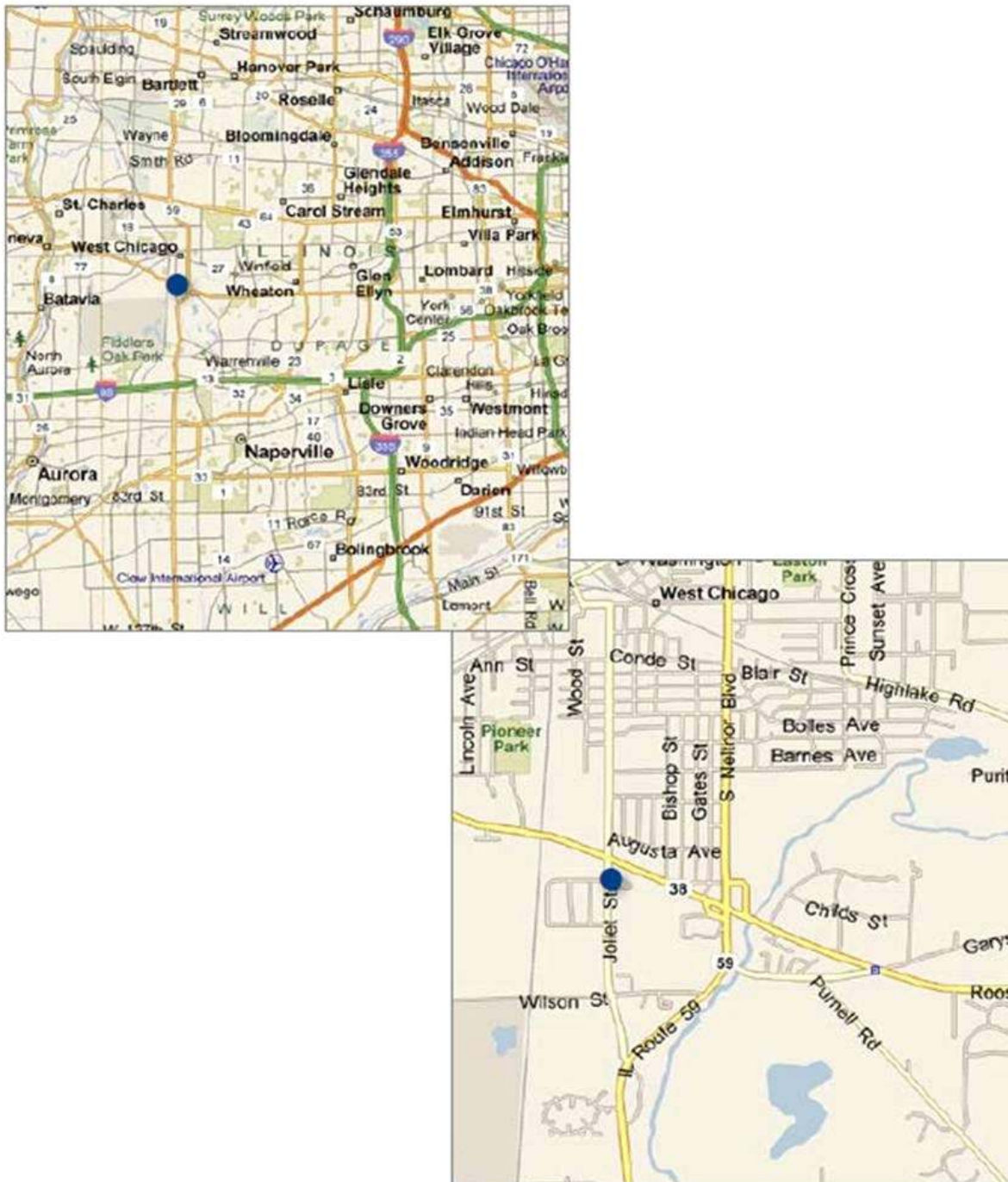
CNL

**Gregory Krzysko** Managing Director **312.224.3168** [gkrzysko@ngkf.com](mailto:gkrzysko@ngkf.com)  
**John Gaines** Director **312.224.3158** [jgaines@ngkf.com](mailto:jgaines@ngkf.com)  
**Nicholas McKinney** CNL **800.400.5505** [nick.mckinney@cnl.com](mailto:nick.mckinney@cnl.com)



# For Sale

100,121-157 Wycliffe Drive and 1031 & 1325 Joliet Street, West Chicago, IL 60185



# For Sale

100,121-157 Wycliffe Drive and 1031 & 1325 Joliet Street, West Chicago, IL 60185



## Office Building



**Newmark Grubb**  
**Knight Frank**



**Gregory Krzysko** Managing Director **312.224.3168** [gkrzysko@ngkf.com](mailto:gkrzysko@ngkf.com)  
**John Gaines** Director **312.224.3158** [jgaines@ngkf.com](mailto:jgaines@ngkf.com)  
**Nicholas McKinney** CNL **800.400.5505** [nick.mckinney@cnl.com](mailto:nick.mckinney@cnl.com)

# For Sale

100,121-157 Wycliffe Drive and 1031 & 1325 Joliet Street, West Chicago, IL 60185



## Townhome & Excess Land



**Newmark Grubb**  
**Knight Frank**



**Gregory Krzysko** Managing Director **312.224.3168** [gkrzysko@ngkf.com](mailto:gkrzysko@ngkf.com)  
**John Gaines** Director **312.224.3158** [jgaines@ngkf.com](mailto:jgaines@ngkf.com)  
**Nicholas McKinney** CNL **800.400.5505** [nick.mckinney@cnl.com](mailto:nick.mckinney@cnl.com)