

1655 & 1659 Northwind Blvd., Libertyville, IL

\$250,000 each



Property Highlights

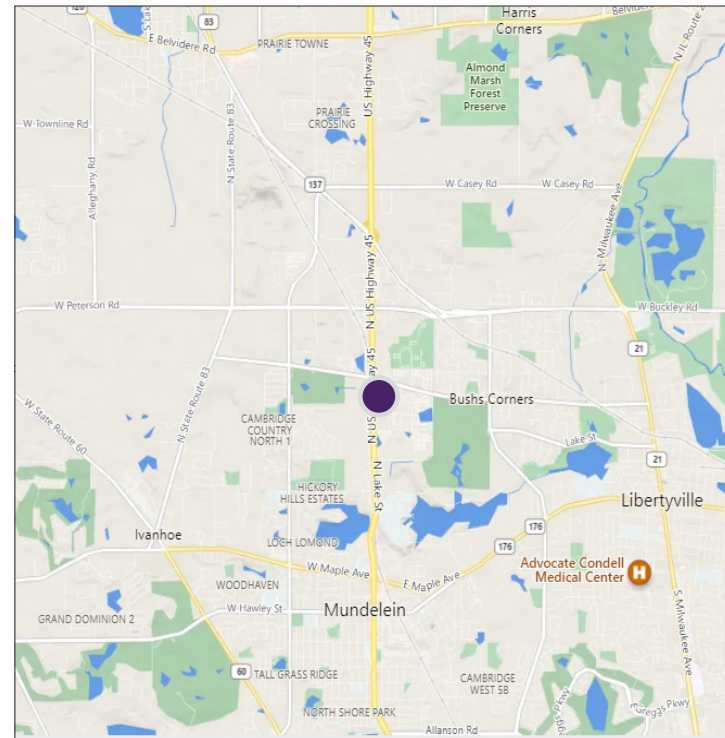
- Libertyville Professional Centre condos
 - 1655 Northwind - 1,732 SF office
 - 1659 Northwind - 1,764 SF office
- In-place income
- Units can be combined
- Both condos have flexible build-outs with multiple offices and open space, private entryways to the suites and individual HVAC controls
- Gross Income
 - 1655 Northwind- \$26,242.92
 - 1659 Northwind- \$26,316.60
- Real Estate Taxes
 - 1655 Northwind - \$7,511.90
 - 1659 Northwind - \$7,604.36
- Assessments
 - 1655 Northwind - \$523.34/month
 - 1659 Northwind - \$523.34/month
- Insurance
 - 1655 Northwind - \$475.00/year
 - 1659 Northwind - \$475.00/year
- Traffic count: 21,683
- Zoning: C-3

Property Overview

Just off US Highway 45, two adjacent state-of-the-art office condominiums are available for sale individually or as a package. The condos are part of an 15,882 square foot office complex located at 1655-1663 Northwind Boulevard in Libertyville, Illinois. Part of the Northwind Business Park, this complex was developed in 2006, but the subject units were built-out in 2017. The subject consists of two office suites both occupied by long-term tenants. This offering benefits from great visibility, monument signage and easy access to Route 45 and I-294 Tri-State Tollway.

Libertyville, an affluent northern suburb of Chicago, has a thriving business community with a broad mix of retailers, offices, service providers and industrial companies.

| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|---------------|-----------|-----------|-----------|
| Population | 1,751 | 39,474 | 120,291 |
| Households | 553 | 13,911 | 43,154 |
| Median Income | \$177,777 | \$105,736 | \$106,860 |



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