MILLENNIUM PROPERTIES R/E

Value-Add Multi-Tenant Office Building For Sale

6800 Centennial Dr., Tinley Park, IL

\$1,060,000



Property Highlights

- 10,385 SF multi-tenant building
- Two units leased to Edward Jones and DuPage Medical Group
- Add value thru leasing
- Turn-key office spaces available from 1,611 SF to 3,437 SF
- Updated with Class A finishes
- Current Annual Rent: \$47,676
- Perfect user opportunity
- Large shared parking lot
- Close to shopping and dining
- Land Area: 49,217 SF
- Zoning: B2 PD
- Taxes (2017): \$93,715

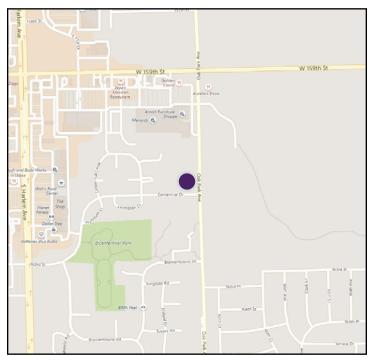
Adjacent building also available

Property Overview

A 10,385 square foot multi-tenant office building with five units is available for sale. The building was recently updated with Class A finishes. Two of the units are currently leased to DuPage Medical Group and Edward Jones, generating approximately \$47,600 in gross annual income. The available units are fully built-out turn-key spaces ranging from 1,611 to 3,437 square feet. This office has potential for a user or an investor looking to add value.

Tinley Park and neighboring Orland Park are two of the fastest growing suburbs south of Chicago. The property is just east of the intersection of 159th Street and Harlem Ave, a major commercial corner in the area that attracts a variety of local and national retailers as well as offices.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	10,617	89,624	208,689
Households	4,181	34,562	77,781
Median Income	\$81,968	\$78,453	\$75,006



Susan B. Silver

President (312) 338 - 3001 ssilver@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as exemples only and may not represent actual performance. Consult tax and legal activors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to neithful that the notional is not extend as a proper in any member.