

# Route 45 Commercial Property Bourbonnais, Illinois



## Lease Terms Available

### \$12.50 psf NNN

(RE Tax, Insurance, CAM Charges Approximately \$1.75 psf)

<b>ADDRESS:</b>	1223 North Convent Bourbonnais, Illinois
<b>BUILDING SIZE:</b>	4,800 Square Feet
<b>BLDG. DIMENSIONS:</b>	80' x 60'
<b>DIVISIBLE:</b>	(2) 2,400 SF Units
<b>SITE:</b>	0.41 Acres (162' x 110')
<b>PARKING:</b>	15 Asphalted Spots
<b>CONSTRUCTION:</b>	Wood Frame w/ Metal Panel Siding
<b>ROOF:</b>	Metal Panel & Asphalt Singles
<b>HVAC:</b>	Central Air & Gas Fired Furnace (Each Suite)
<b>DRIVE-IN DOORS:</b>	(2) 12' x 10'
<b>AGE:</b>	
<b>TRAFFIC COUNT:</b>	20,300 Per 24 Hours
<b>ZONING:</b>	B-1 (Limited Retail)
<b>2004 R.E. TAXES:</b>	\$6,349.04
<b>ADDITIONAL COMMENTS:</b>	
	<ul style="list-style-type: none"><li>• Each Space Separately Metered for Utilities</li><li>• 3 Restrooms and Shower</li><li>• Fully Insulated with Mezzanine Level for Storage</li><li>• 2 Curb Cuts On State Highway Route 45</li></ul>

**Reduced Sale Price: ~~\$710,000.00~~ \$625,000.00**

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