

## Medical Office/Retail Redevelopment Opportunity

### FOR SALE PROPERTY SPECIFICATIONS

<b>Description:</b>	Medical Office
<b>Year Built:</b>	1983
<b>Building Size:</b>	6,424 SF
<b>Land Size:</b>	33,541 SF/.77 Acres
<b>HVAC:</b>	Gas Forced Air/Central Air (2016)
<b>Electric:</b>	400 Amp 3 phase step down
<b>Sprinklered:</b>	Yes
<b>Roof:</b>	White TPO 2016
<b>Ceiling Height:</b>	9' - 12'
<b>Sewer/Water:</b>	City
<b>Parking:</b>	30 spaces
<b>Possession:</b>	Closing
<b>Zoning:</b>	B3 Business Service District
<b>Real Estate Taxes:</b>	\$14,926 (2016)
<b>Sale Price:</b>	\$1,252,680/\$195 PSF



- BUSINESS IS RELOCATING NEARBY -

### PROPERTY OVERVIEW Retail/Office Building 6,424 SF

- Medical office/retail building
- Located within a newly formed TIF District
- High visibility location on Rt 31, located in between I-90 and Rt 72
- Multiple building entrances for separate uses
- Beautifully appointed upscale plastic surgery center and medi-spa
- Full service surgical center with sterile room, natural gas generator
- Building is handicap accessible
- Potential uses include medical, retail, office or redevelopment
- \$1,800,000 build-out
- PIN#03-27-126-031

CONFIDENTIAL LISTING - PLEASE DO NOT TALK TO EMPLOYEES

#### Presented By:

**Dave Schmidt**  
Managing Broker/Partner  
847.404.3851  
DSchmidt@realtymetrix.com

**Linda Kost**  
Senior Broker/Partner  
847.910.8820  
LKost@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive  
Suite 201  
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## Perfectly appointed medical offices - Improvements include:

- Two entrances - client entrance and private doctor entrance
- Vestibule with air lock
- 3 - Exam rooms with sinks
- 2 - Anesthetician room
- 2 - Massage rooms
- 2 - Surgery rooms
- 2 - Surgical coordinator offices
- 1 - Nursing station
- 1 - Office manager's office
- 1 - Staff lounge

- 1 - Reception desk and check-out desk
- 7 - Work stations
- 2 - Public restrooms
- 2 - Private staff restrooms
- Built-in storage
- Skylights
- Site is heavily landscaped
- ADA Compliant
- Natural gas generator
- Washer/dryer

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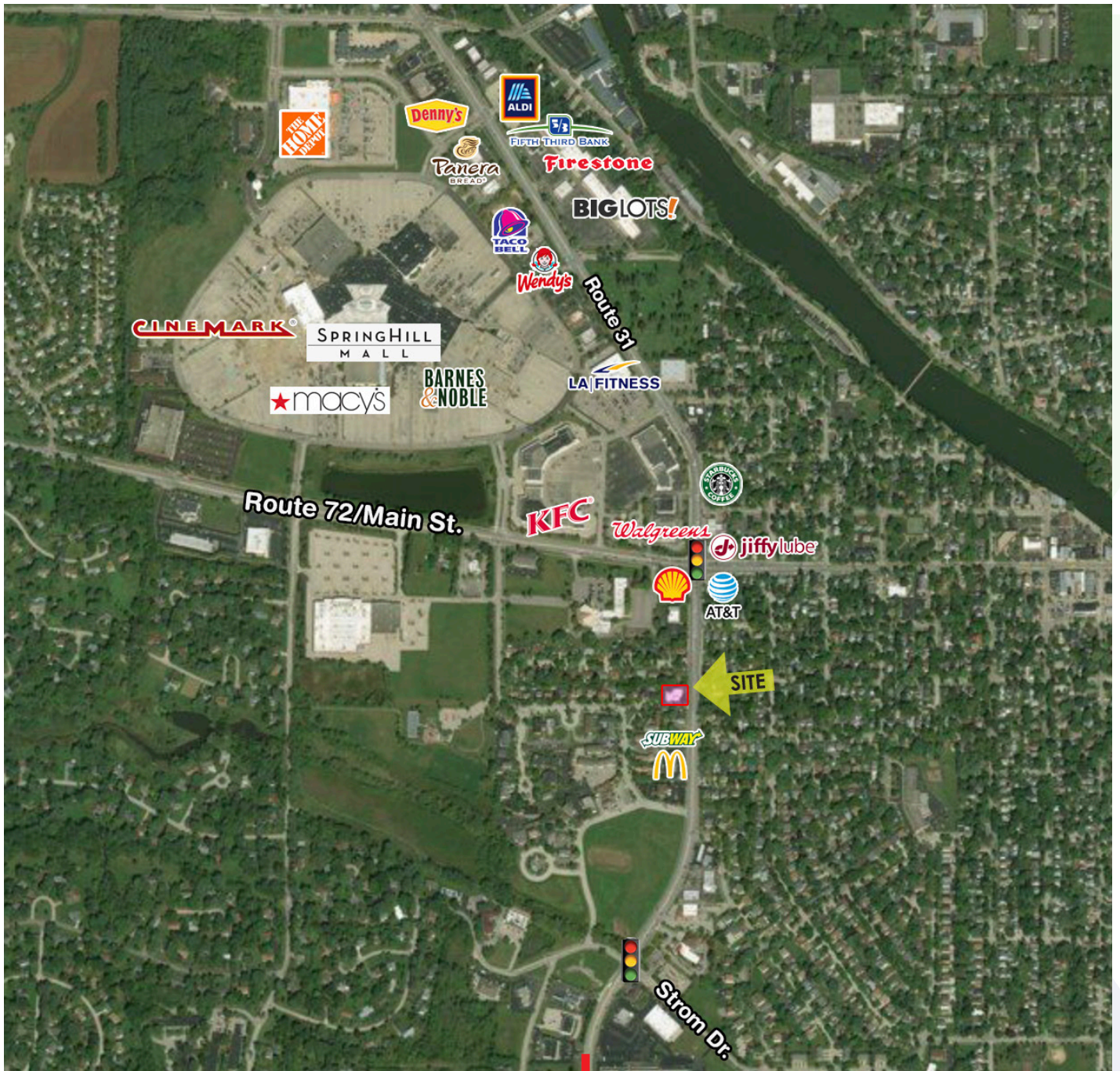
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Just minutes to I-90, Full Interchange

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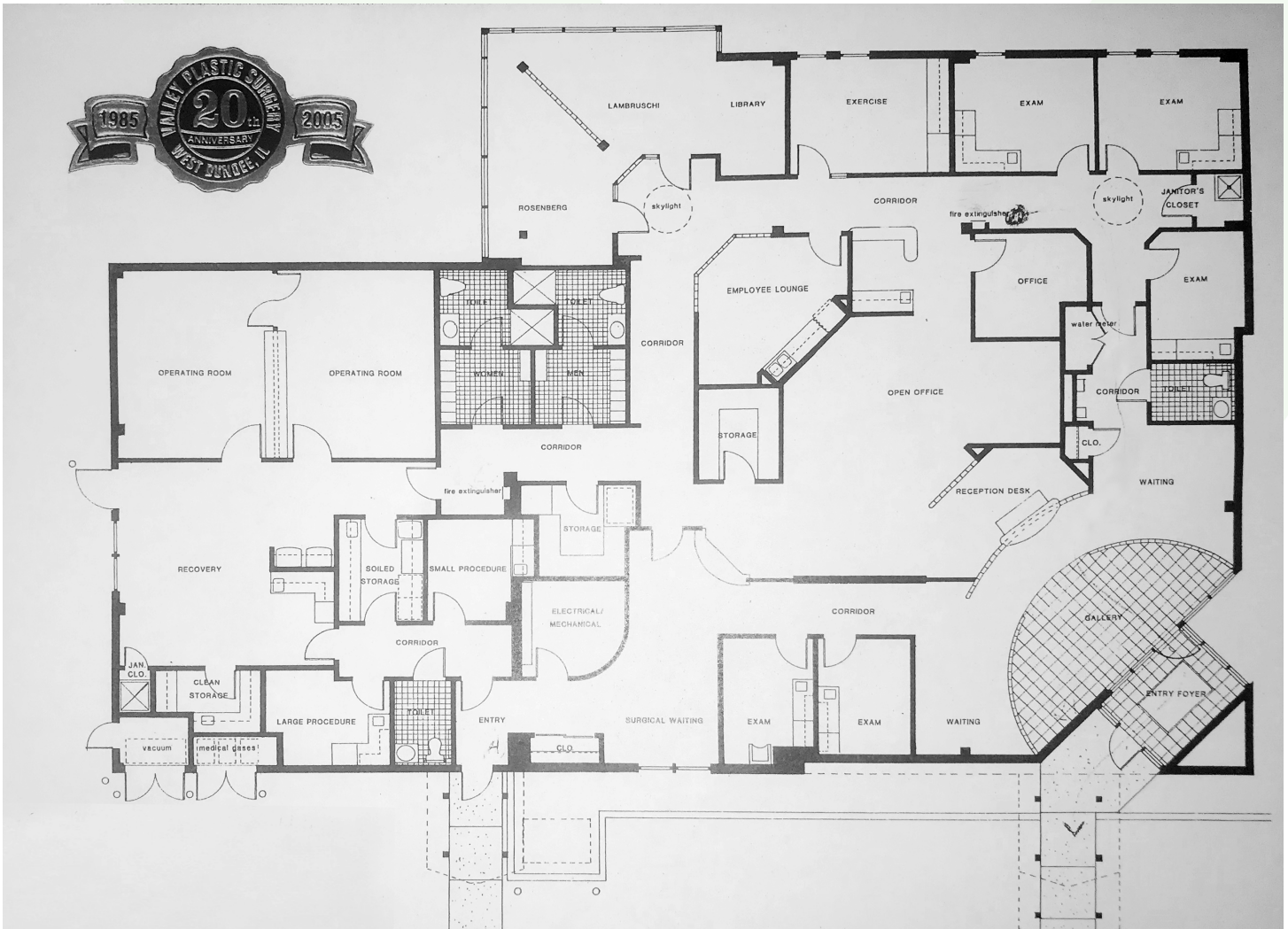
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