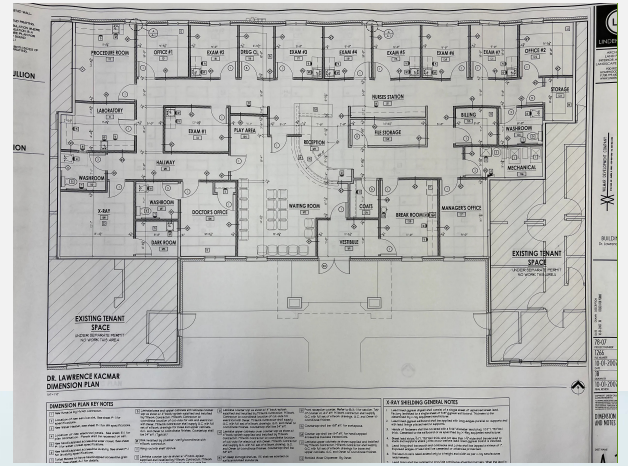




Medical For Sale Or Lease

Investor or User



Medical Office for Sale or Lease

3965 75th St # B, Aurora, IL 60504

Kevin J. O'Donnell
Managing Broker
630.444.0444
kevin@odcre.com

Meredith L. Klug
Broker
630.444.0444
meredith@odcre.com

Medical Office For Sale

3965 75th St # B, Aurora, IL 60504

Medical Office For Sale



PROPERTY DESCRIPTION

Medical Office for Sale or Lease or Timeshare.

PROPERTY HIGHLIGHTS

- Medical office suite for sale
- Owner would consider selling, leasing or timeshare - all negotiable
- Medical group in place willing to sign long term lease for an investor
- Built out medical office includes procedure room, 7 exam rooms, 5 offices, lab, X-ray room with leaded wall and dark room, kitchen/break room, reception, waiting and child play area, nurse's station, storage, and in-suite restrooms
- Call for information and to tour!

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lease Terms:	\$25.00 PSF Modified Gross
Building Size:	3,946 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	489	867	3,985
Total Population	1,308	2,288	11,084
Average HH Income	\$142,888	\$139,932	\$145,910

for more information contact:

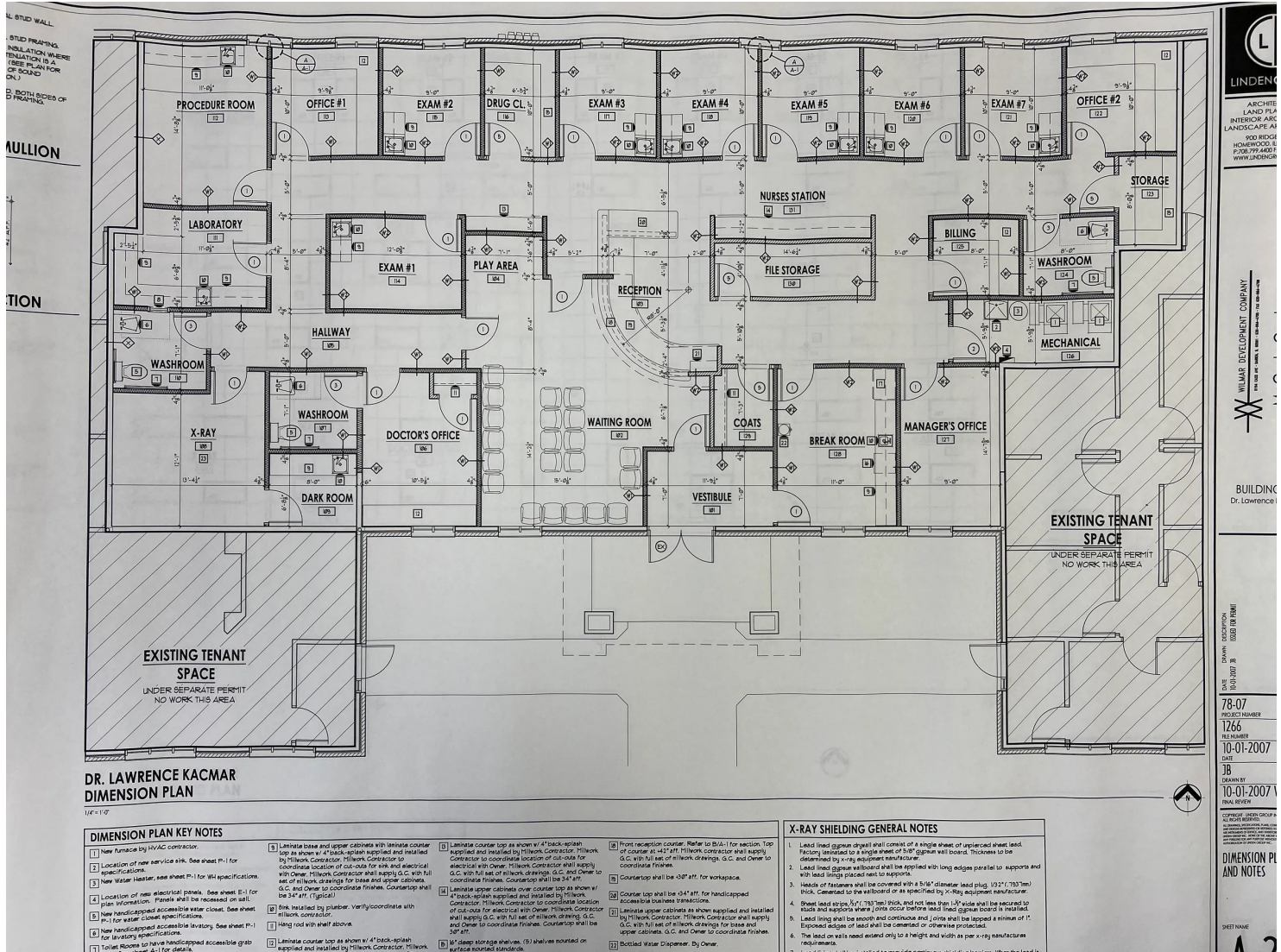
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ADDITIONAL
PHOTOS

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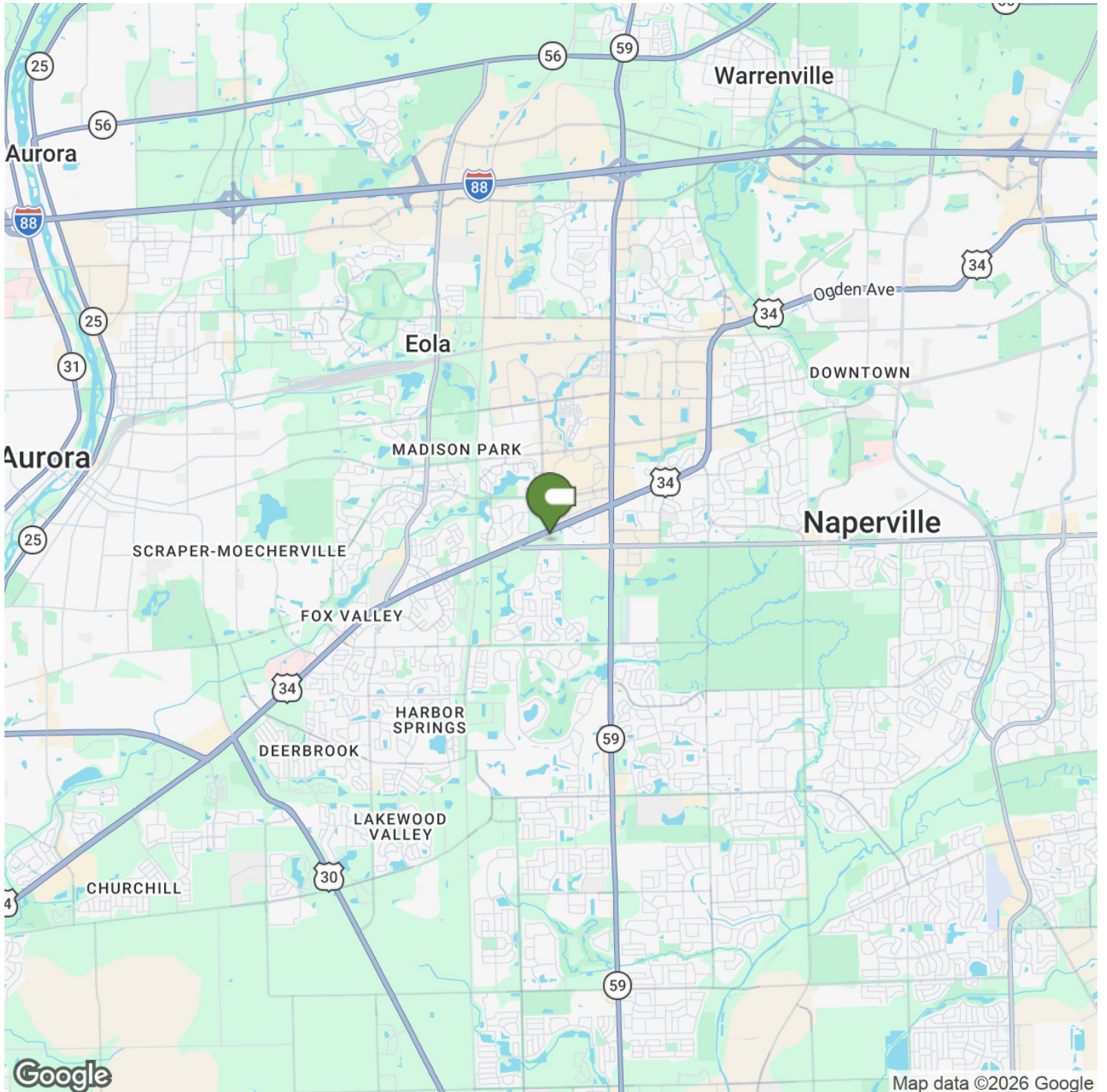
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