



**COMMERCIAL CONDO AVAILABLE FOR SALE OR LEASE  
ROOSEVELT ROAD FRONTAGE -WEST CHICAGO**

<b>ADDRESS:</b>	470 Roosevelt Road, Suite 117, West Chicago, IL
<b>AVAILABLE UNIT:</b>	3,090 square feet
<b>OFFICE AREA:</b>	1,545 SF; Open Floor Plan, 2 washrooms.
<b>LOADING:</b>	12' x 14' Drive-in-Door w/ floor drain
<b>POWER:</b>	200 Amp 120/208 Volt 3 Phase
<b>CELILNGS:</b>	18' eave height
<b>LEASE PRICE:</b>	\$2,800.00 Per Month Gross
<b>SALE PRICE:</b>	\$395,000.00
<b>COMMENTS</b>	Zoned ORI. Call listing agent for a list of permitted uses. One-Half of the office area is fully decked with staircase access for archival storage!

**For more information, contact Steve Morken, Exclusive Agent  
MORKEN & ASSOCIATES  
630-567-7800 - Cell**

*All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Purchaser's/Tenant's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Purchaser/Tenant.*