

PRIME COMMERCIAL
2525 WEST BETHANY ROAD
SYCAMORE, ILLINOIS

MILNER & ASSOCIATES
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MILNER AND ASSOCIATES, INC.

Milner and Associates Commercial Real Estate, Inc., is a full service commercial real estate firm located in DeKalb County. The company is actively involved in the selling, leasing and development of Commercial, Industrial, Retail and Multi-Family properties. Milner and Associates has helped individuals, corporations and partnerships meet their commercial and investment real estate goals for over 25 years. Their expertise in the DeKalb market area is inestimable in evaluating area investment, expansion, relocation and development.

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CONFIDENTIALITY AND CONDITIONS AGREEMENT

Acceptance hereof is acknowledgment that the Market Report was prepared solely for the use of prospective purchasers in determining their intention with respect to the potential of acquisition of the property located at **2525 West Bethany Road, Sycamore, Illinois.**

Any sketches, plats, or drawings included in this Market Report are included to assist the reader in visualizing the property. Milner & Associates, Inc. has made no survey of the property or properties referenced in this report.

This Market Report has been prepared for limited distribution on a confidential basis. To respect this desire for confidentiality, the recipient agrees that the Market Report and its contents are of a confidential nature, that the recipient will hold and treat it in the strictest confidence and that the recipient will not disclose the Market Report or any of its contents to any other entity without the prior written authorization of the Owner and/or Milner & Associates, Inc. The recipient further agrees not to use the Market Report or any of its contents in any fashion or manner detrimental to the interest of the Owner, its affiliates or Milner and Associates, Inc.

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PROPERTY INFORMATION:

2525 West Bethany Road, Sycamore, IL 60178

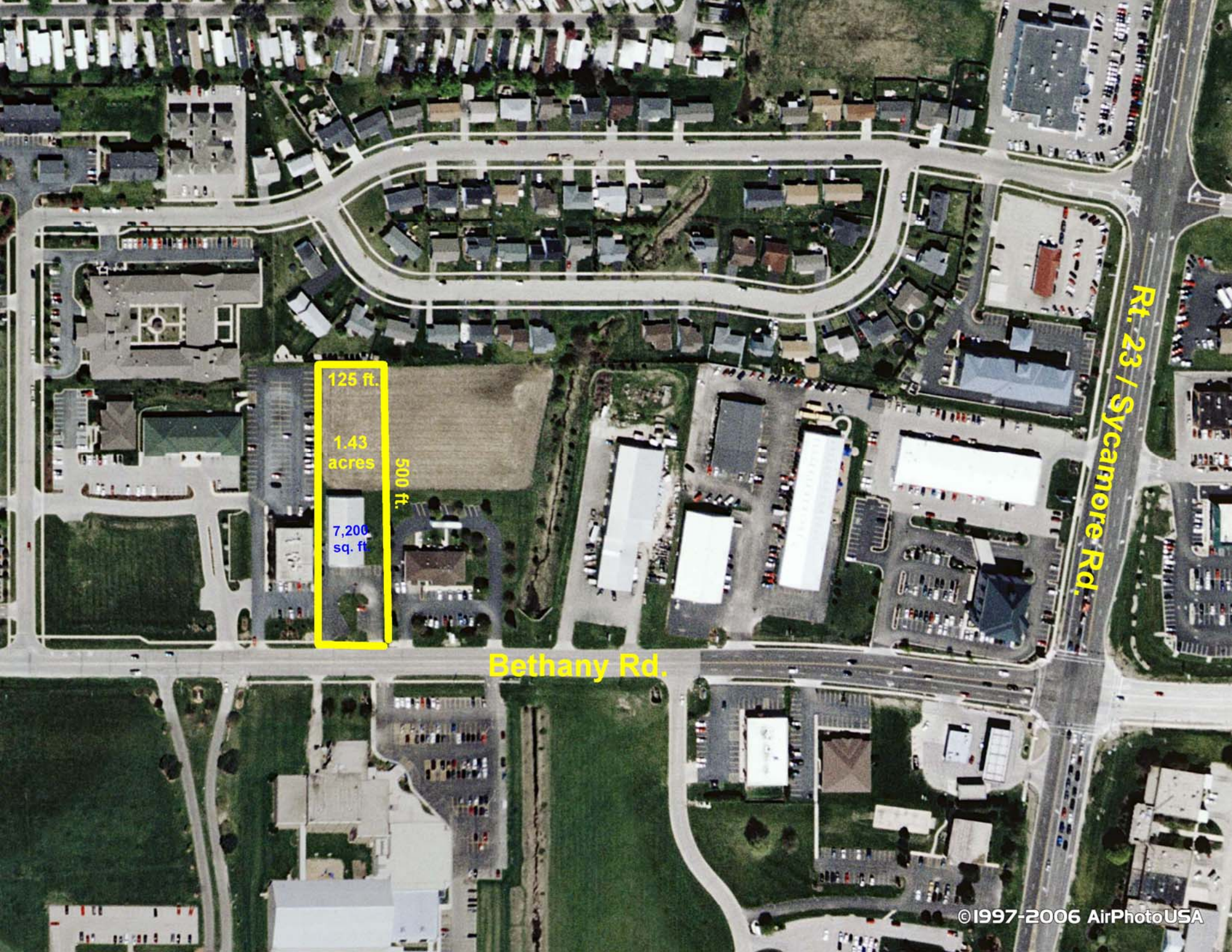
Location:	The building is located on the north side of Bethany Road, approximately 1/2 mile west of Illinois Route 23 in Sycamore.
Access:	The property has two curb cuts. The primary access would be via Bethany Road. The property is located minutes from the Interstate 88 exit at Peace Road. (Please refer to enclosed map for additional details.)
Zoning:	Commercial.
Average Daily Traffic Count:	12,900
Trade Area:	Within the immediate vicinity is Kishwaukee Hospital, DeKalb Clinic, medical offices, the YMCA, banking, multi-family and single-family housing as well as restaurants and shopping centers.
Site Specifics:	The site is approximately 1.43 acres. The rear of the site is undeveloped and would allow for expansion if desired.
Topography:	The topography is level.
Description:	This one-story metal building consists of 7,200 square feet and measures 60' x 120'. The roof is also of metal construction.
Year Built:	1986
Total Building:	The total building measures 7,200 square feet.
Ceiling Height:	The ceiling height is approximately 18 feet clear.
Floor:	6" concrete floor slab

Lighting:	There is fluorescent lighting throughout.	
Heat & Air Conditioning:	The building has central heat and air conditioning.	
Restrooms:	One unisex washroom is available.	
Dock Access:	One (1) 12' x 16' high dock door on the front elevation.	
Parking:	There is ample parking in the front of the building which includes 12 regular parking stalls and one handicapped stall.	
Water/Sewer:	City of Sycamore:	(815) 895-4515
Electricity:	ComEd:	(800) 334-7661
Gas:	Nicor:	(888) 642-6748
Telephone:	Verizon:	(800) 483-5000
Acquisition Price:	\$430,000.00	
2010 Real Estate Taxes - Pin # 0801451019	\$11,966.34	

CARPET AMERICA

35th
ANNIVERSARY
SALE

2020



125 ft.

1.43
acres

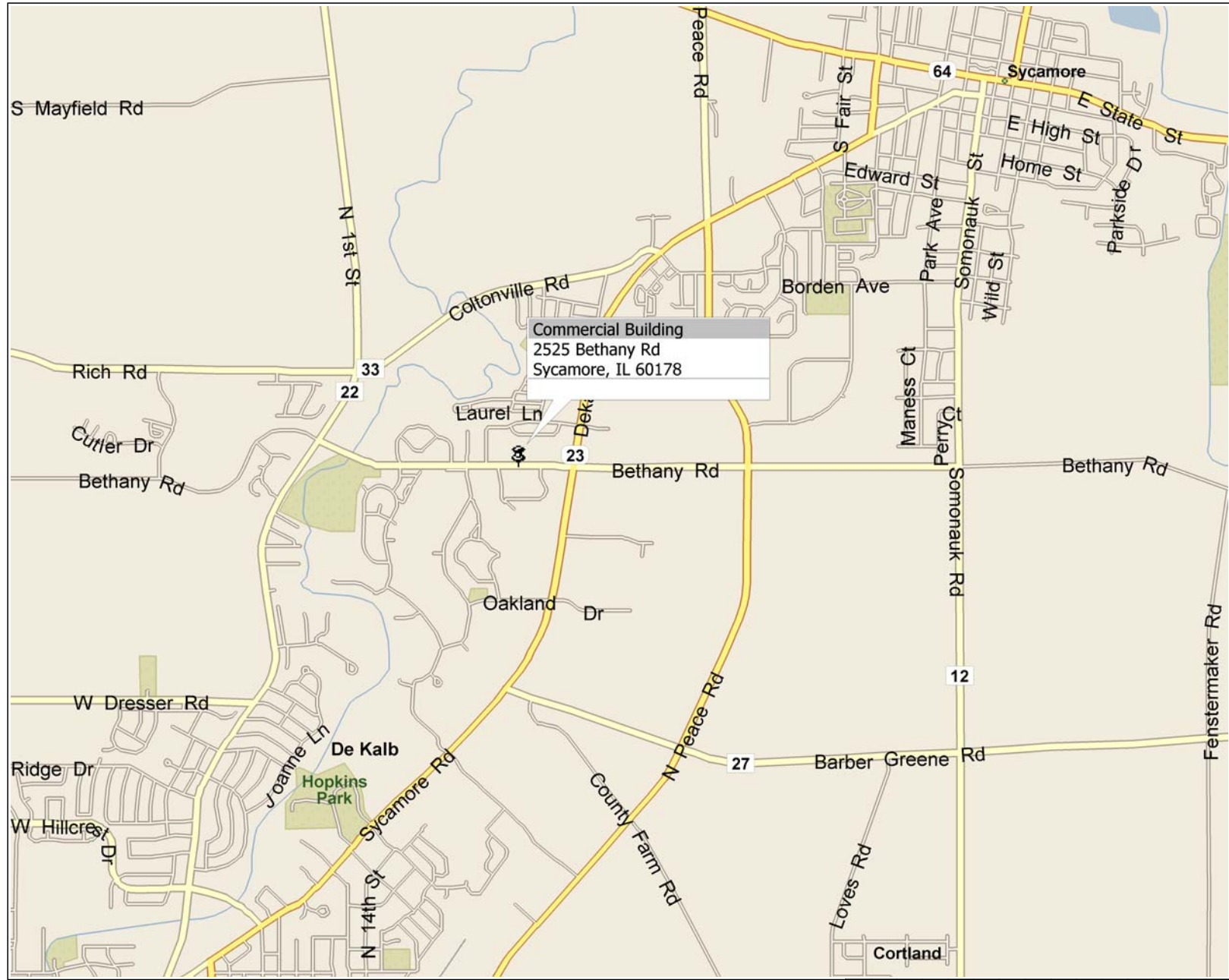
7,200
sq. ft.

500 ft.

Bethany Rd.

Rt. 23 / Sycamore Rd.

2525 West Bethany Rd - Sycamore



DeKalb County, Illinois

