



Received: 07/07/2023

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444 E Hillcrest Dr Unit 220

DeKalb, IL 60115

/ \$10

NEW	Commercial Zoning	0060 Actual Zoning	Approx. SqFt	Built 1987
Price/Tech			Orig. Rental Price:	\$10
S #:	11825218		List Date:	07/07/2023
Ownership:	DeKalb		Listing Market Time:	4
Entity:	Limited Liability Corp		Lease SqFt Yearly:	1837
Property Type:	Office		Monthly Rent Price:	
Bedrooms:	3		Total Taxes:	
Bathrooms:	1		Max Rent SqFt:	1837
Number of Units:			List Price Per SF:	\$0
Net Rentable SqFt:	1837		Sold Price Per SF:	\$0
Net SqFt:	1837			
Units:	Square Feet			

PRIME LOCATION AND BUILDING! WAS DENTIST OFFICE FOR YEARS (DENTIST RETIRED) OWNER/WEAVER CONSTRUCTION CAN DO ANY TYPE OF BUILDOUT FOR YOU!! JUST A GREAT PROPERTY BRING ME YOUR IDEAS AND WHAT A VIEW !!! OFFICE WILL NEED BUILDOUT SO 1 MONTH FREE RENT TO D...More

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SOURCE MLS (<http://www.sourcemls.org>)

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General

Area:

115 Net Rentable Area:

City, State, Zip:	DeKalb, IL 60115	Investment (Y/N):	
County:	De Kalb	User (Y/N):	
Township:	DeKalb	Approximate Age:	26-35 Years
Zoning Type:	Commercial	Ownership Type:	Limited Liability Corp
Actual Zoning:	0060	Frontage/Access:	City Street
Approx Year Built:	1987	Current Use:	Commercial, Medical/Dental, Professional Service
Built Before 1978 (Y/N):	No	Potential Use:	Commercial
Lease Type:	Gross	Known Encumbrances:	
Estimated Cam/Sf:	\$0	Client Needs:	
Estimated Tax/Sf:	\$0	Client Will:	
Gross Rentable Area:		Geographic Locale:	East/West Corridor
Directions: PRIME LOCATION AND BUILDING !!! Take Route 23/ 4th St./Sycamore Road to Hillcrest Drive, turn left/north on Hillcrest Dr.		Location: Commercial Business Park, Corner, Water View, Public Transport Avail, High Traffic Area	
Relist (Y/N):		PIN:	
Mobility Score:	-	Multiple Pin Numbers:	

Exterior Features

Lot Dimensions:		Foundation:	
Acreage:		Roof Structure:	
Lot Sq Ft:		Roof Coverings:	
Approx Total Bldg Sq Ft:		Docks:	
# Of Stories:	3	Misc Outside: Enclosed Stairs, Handicapped Access, Security Lighting, Elevatorr	
# Of Drive In Doors:	0	# Of Parking Spaces:	
# Of TL Docks:	0	Indoor Parking:	
Construction:		Outdoor Parking:	51-100 Spaces
Exterior Building Type:	Brick, Cedar	Parking Ratio:	

Interior Info

# Of Units:	1	Misc Inside: Handicapped Access, Handicapped Equip Washroom/s
# Of Tenants:		Floor Finish: Varies
Extra Storage Spaces Available (Y/N):	No	

Utilities/Green

Air Conditioning:	Central Air	HERS Index Score:	
Electrical Service:	101-200 Amps	Green Supporting Documents:	
Heat/Ventilation:	Forced Air	Energy/Green Building Rating Source:	
Fire Protection:	None	Green Features:	
Water Drainage:			
Utilities To Site:			
Tenant Pays:	Air Conditioning, Electric, Heat, Janitorial, Cable TV		

Financial

Gross Rental Income \$:		Taxes:	
Total Monthly Income:		Total Annual Exp:	

Total Annual Income: _____
Net Oper Income \$: _____
Cap Rate: _____

Expense Source: _____
Loss Factor: _____

Listing Info

Property Offered: **For Lease Only**
Original List Price: _____
Original Rent Price: **\$10**
List Price: _____
Rental Price (\$ per SF/Year): **\$10**
List Date: **07/07/2023**
List Date Rcvd: **07/07/2023**
List Mkt Time: **4**
Closed Date: _____
Rented Date: _____
Contract Date: _____

Off Market Date: _____
Contingency: _____
Financing: _____
Concessions: _____
Sales Terms: _____
Possession: **Negotiable**
Broker Owned/Interested: **No**

Buyer Agency Compensation: **3-5 YEAR LEASE 1 MONTH'S RENT (GL)**

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

Prepared By: Paul Miller | Adolph Miller Real Estate | 07/10/2023 12:48 PM