

# **200 EAST DELAWARE PL**

**RETAIL CONDO FOR SALE**

GOLD COAST/STREETERVILLE



# SPACE DETAILS

## SPACE AVAILABLE

- ▶ 10,942 square feet

## PRICE

- ▶ \$1,810,000.00

## HIGHLIGHTS

- ▶ Fully leased commercial condo for sale
- ▶ Great investment opportunity!
- ▶ Great location in Streeterville/Gold Coast location, just one block from Michigan Avenue
- ▶ Space is located at base of 184 unit residential building
- ▶ 10,942 SF available made up of two retail spaces
- ▶ North retail space is 6,900 SF with solid long term tenant in place - East Delaware Pantry (convenience store), lease expiring in April 2020 with two 5 year options
- ▶ South retail space is 4,042 SF, tenant is LeRob Salon, lease expires in 2022 with one 5 year option (base rent plus % rent that can range from \$60,000 to \$110,000)
- ▶ Building provides central heating and cooling to the unit as part of the monthly dues
- ▶ Please do not disturb the current tenants. Require 24 hour notice for broker accompanied tours

## FINANCIAL INFORMATION

- ▶ Gross Income: \$216,000.00
- ▶ Expenses:
  - ▷ Taxes: \$42,000.00
  - ▷ Dues/Expenses: \$80,400.00
- ▶ Current NOI: \$93,600.00





# AREA DEMOGRAPHICS

	1 MI	3 MI
TOTAL HOUSEHOLDS	64,160	197,837
MEDIAN HH INCOME	\$93,953	\$95,395
TOTAL POPULATION	99,245	351,036
DAYTIME EMPLOYEES	193,727	754,999

# EXCLUSIVE AGENTS

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