

FOR SALE/LEASE OFFICE CONDO

SUGAR GROVE, IL



LOCATION: 474 Division Drive - Sugar Grove, IL

SIZE: 6,700 s.f.

LEASE RATE: \$13.00/s.f. NNN

SALE PRICE: \$399,000

**PROPERTY
DESCRIPTION:**

- Beautiful brick building built in 2008
- Ideal for medical office, attorney's insurance, etc.
- Great location with easy access
- Near retail, fast food, banks grocery and more
- Building is in shell condition



For more information on this property please contact:

Dolan & Murphy, Inc. 630-801-8800

Daniel J. Dolan, Ext. 105 djdolan@dolanmurphy.com

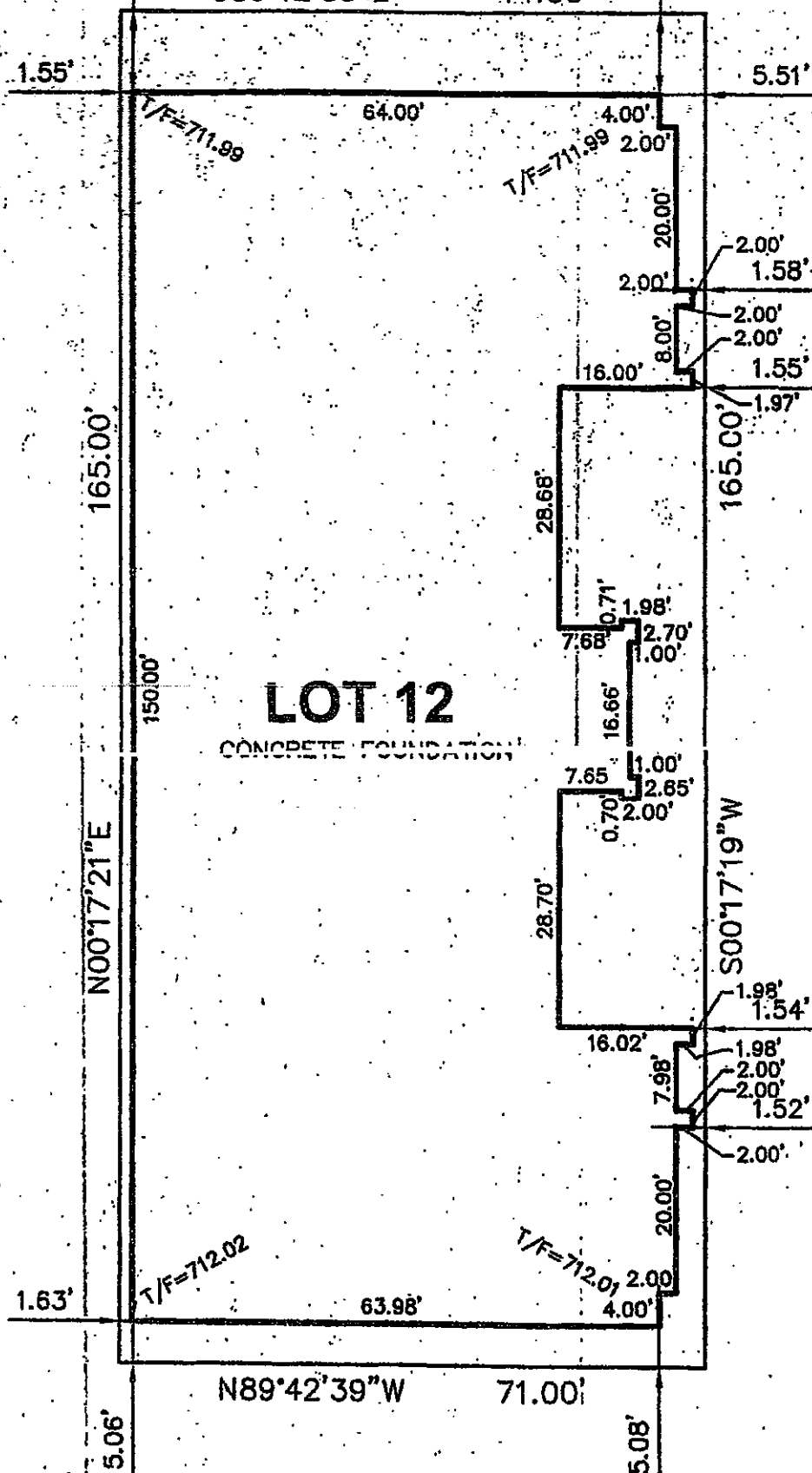
Steve Edwards, eddie4141s@comcast.net

Cell: 630-479-5836

www.dolanmurphy.com

LOT 9

LOT 9



SCAI

(ACCESS DRIVE VIA

LOT 12

CONCRETE FOUNDATION

LOT 9

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

WE, INTECH CONSULTANTS, INC.
HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE
DESCRIBED PROPERTY AND THE PLAT HEREON DR
A CORRECT REPRESENTATION OF THE SAME.

3 AT FIRE HYDRANT NEAR THE MIDDLE OF
LOT 3 ON THE SOUTH SIDE OF PARK AVENUE