

Multi-Tenant Office Facility Investment Kankakee, Illinois

**2,000 SF Office Suite Available For Lease
\$2,000 Per Month Full Gross**

Address: 450 North Kennedy Avenue
Kankakee, Illinois

Square Footage: 12,284+/- Square Feet

Site: 1.98+/- Acres

Office Suites: 8 Suites

Construction: Masonry Exterior

Roof: Built-up Ballest

Age: 1962

HVAC: Newer Boiler/Gas Fired Hot
Water Heat and Chiller
System

Restrooms: 2 Common Area Restrooms

Parking: 95+ Car Parking
23,048 SF of Asphalt

Zoning: C-1 (Neighborhood Commercial)

Real Estate Taxes: \$9,092.65 (2007)

Additional Comments:

- Offering CAP Rate: 12.34%
- Views of the Kankakee River
- Traffic Count: 22,700 Vehicles Per Day
- With ½ mile of Riverside Medical Center and
Provena St. Mary's Hospital



Sale Price: \$495,000.00

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