



Steve Lauer

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PROPERTY SUMMARY

**1031 Kostner Ave.
Matteson, IL 60443**

**DAY CARE CENTER, MEDICAL, OFFICE, RETAIL
(VACANT BUILDING)**

Building Size:	6,200 sq. ft.
Room Sizes:	See drawing
Electrical Service:	120 volts, 200 amps
Roof:	Flat
Licensed for:	112 students under Kindercare
Ceiling Height:	11' Clear
Age:	25
Sprinkler:	Full sprinkle
Parking:	35 Parking spaces
Land size:	49,500 sq. ft. 150 x 330
Zoned:	C-4 Day Care School (presently), Medical, Office, Retail
Taxes:	\$42,363 approx for 2010
Sale Price:	\$1.750 Million
For lease:	\$9,000 per month (net, net, net)