



- Industrial
- Commercial
- Office
- Land
- Business

1005 N. Main (Route 31)
Algonquin, IL 60102

FOR SALE

Office /Retail Building 4,639 SF

4,639 SF freestanding masonry office bldg. on busy Route 31 near entrance to the Algonquin Western bypass. Former Chiropractic office in need of interior update. Potential to divide into three separate office suites with private entrances. Zoning allows retail uses as well. Great corner location. **See attached current floor plan and 3 and 4 tenant layout options!**



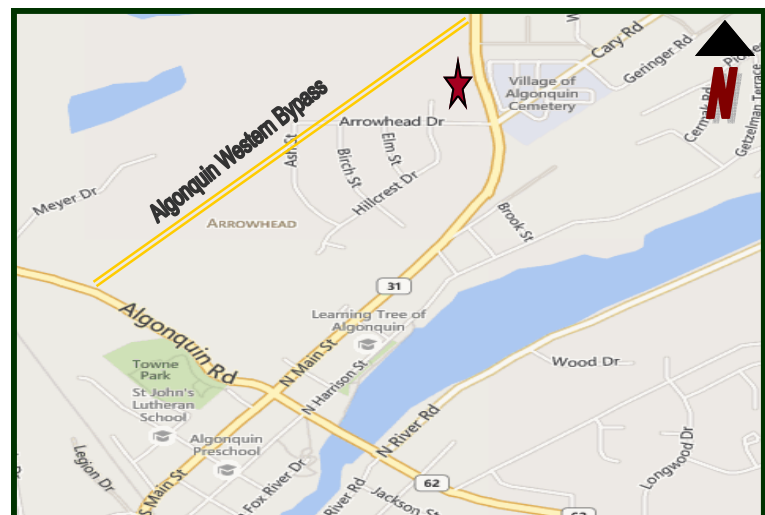
LoopNet: 18962800

MLS: 08760802

PROPERTY SPECIFICATIONS

Description:	Freestanding Office Bldg.
Building Size:	4,639 SF
Land Size:	23,722 SF (.54 acres)
Year Built:	1975
HVAC System:	GFA, Central Air
Electric:	400 amp
Sprinklered:	No
Washrooms:	6
Floors:	Concrete
Ceiling Height:	9'
Possession:	Negotiable
Parking:	34 Spaces
Sewer/Water:	City
Zoning:	B-2
Real Estate Taxes:	\$11,113.44 (2014)
CAM:	N/A
Lease Price:	Subject to Offer
Sale Price:	\$349,900.00 (\$75.42 PSF)

Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$78,833	\$95,049	\$93,886
Population	5,787	58,201	159,933
TRAFFIC COUNTS: 23,500 vehicles per day			



Directions: At NWC of Route 31 and Arrowhead Drive.

PIN: 19-27-401-001

May 26, 2015

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

9225 S. IL Route 31
Lake in the Hills, IL 60156
Office: 847-854-2300
Fax: 847-854-2380
www.PremierCommercialRealty.com

Bruce Kaplan

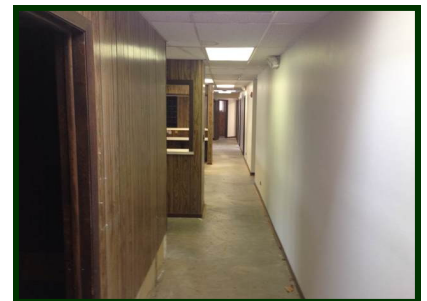
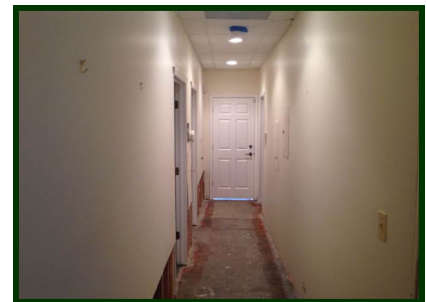
Mike Williamson

Joe Billitteri

Ext. 20 Cell: 847-507-1759 BruceK@PremierCommercialRealty.com

Ext. 25 Cell: 847-732-0504 MikeW@PremierCommercialRealty.com

Ext. 21 Cell: 847-833-5004 JoeB@PremierCommercialRealty.com



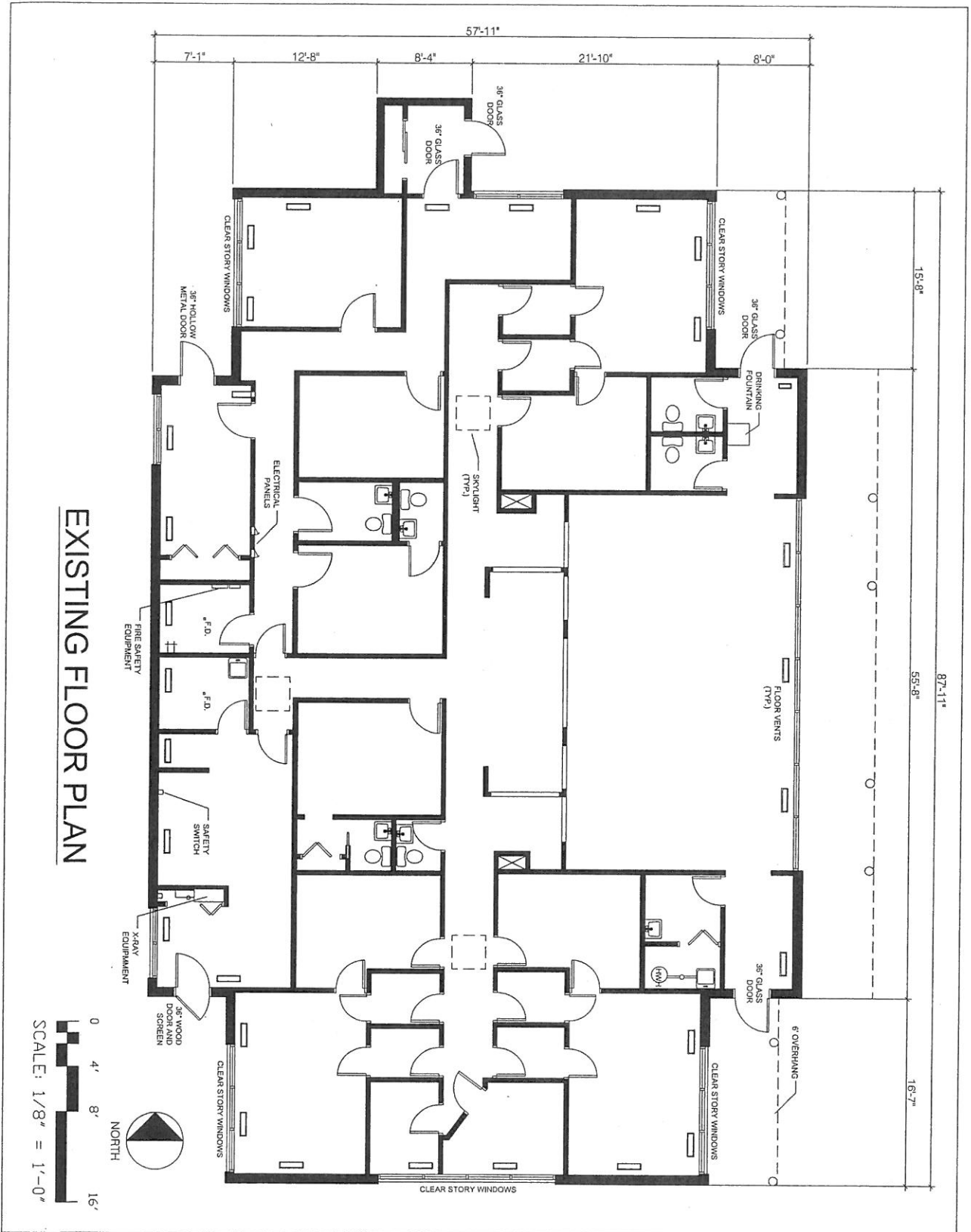
SEE ATTACHED LAYOUT AND OPTIONAL 3 AND 4 TENANT LAYOUT DESIGNS

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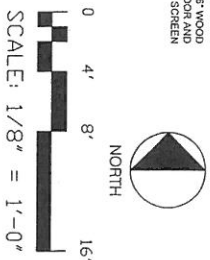


10 m

Arrowhead Dr



EXISTING FLOOR PLAN



REVISIONS:		
REV. #	DATE	DESCRIPTION:

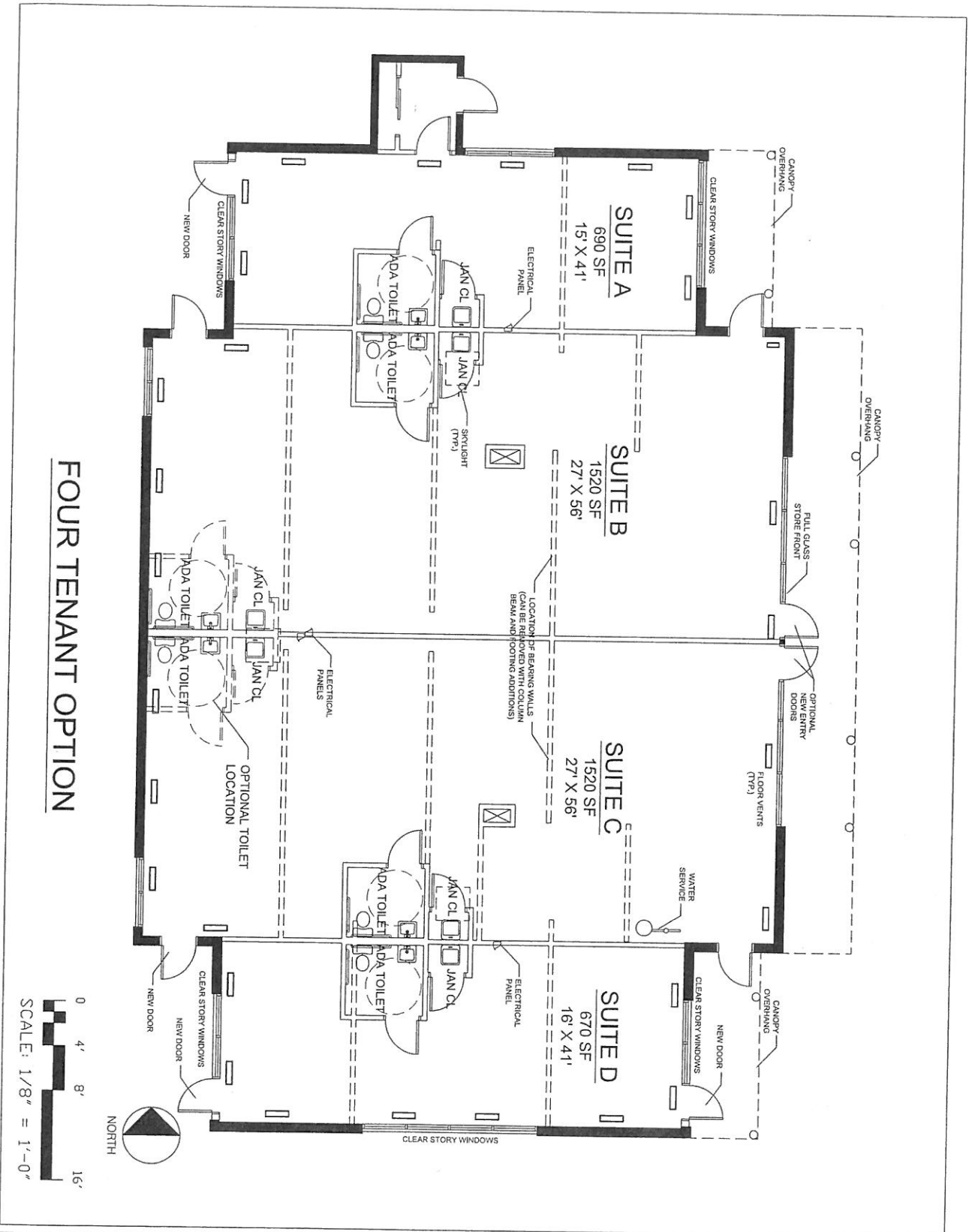
AFRONTI DESIGN & MANAGEMENT
Interior Planning & Design
651 W. Terra Cotta Ave
Suite 130
Crystal Lake, IL 60014
815-459-4822
www.afrontidesign.com

DATE: 9/4/13
JOB NO.: 890.00
DRAWN BY: KL

SHEET: **A1**
1 OF 1

**NORTH MAIN STREET,
ALGONQUIN BUILDING**

SPACE PLAN
SCALE: 1/8" = 1'-0"



NORTH MAIN STREET, ALGONQUIN BUILDING

SPACE PLAN
SCALE: 1/8" = 1'-0"

REVISIONS:

REV # DATE DESCRIPTION:

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DATE 9/4/13 SHEET

JOB NO. 890.00 **B**

DRAWN BY KL 2 OF 2