- IndustrialCommercial
- Office
- Land
- Business

FOR SALE or LEASE

Professional Office Suites 13,365 SF Building For Sale 925, 1,070, 1,025 & 1,379 SF Suites for Lease

13,365 SF L-shaped professional single story brick multi-tenant office building, including 2,178 SF indoor pool facility not currently in use. Ideal for therapeutic uses. All existing spaces on short term leases or vacant for user/investor. Vacant suites available at unbelievably competitive rent at only \$10 psf gross. Motivated owners will consider owner financing. SBA financing also available to owner/occupant with as little as 10% down.

PROPERTY SPECIFICATIONS				
Description:	Professional office building			
Building Size:	13,365 SF			
Land Size:	2.28 acres			
Year Built:	1985			
HVAC System:	Gas forced air/Central air			
Electric:	800 amps, 3 phase, 208 V			
Sprinklered:	No			
Washrooms:	8			
Floors:	Carpet/Tile			
Ceiling Height:	8'			
Possession:	Negotiable			
Parking:	62 spaces			
Sewer: City	Water: City			
Zoning:	B-1 (office)			
Real Estate Taxes:	\$24,601.46 (2014)			
CAM:	Included			
Lease Term:	Negotiable			
Lease Price:	\$10.00 psf Gross			
Sale Price:	\$750,000 \$595,000 (\$44.52 psf)			



Suite	Α	С	D	G
SF	1,070	1,025	1,379	925
\$ / month	\$891.67	\$854.17	\$1,149.17	\$770.83



Directions: Rt. 31 north just south of Bull Valley Rd., across from Centegra Hospital.

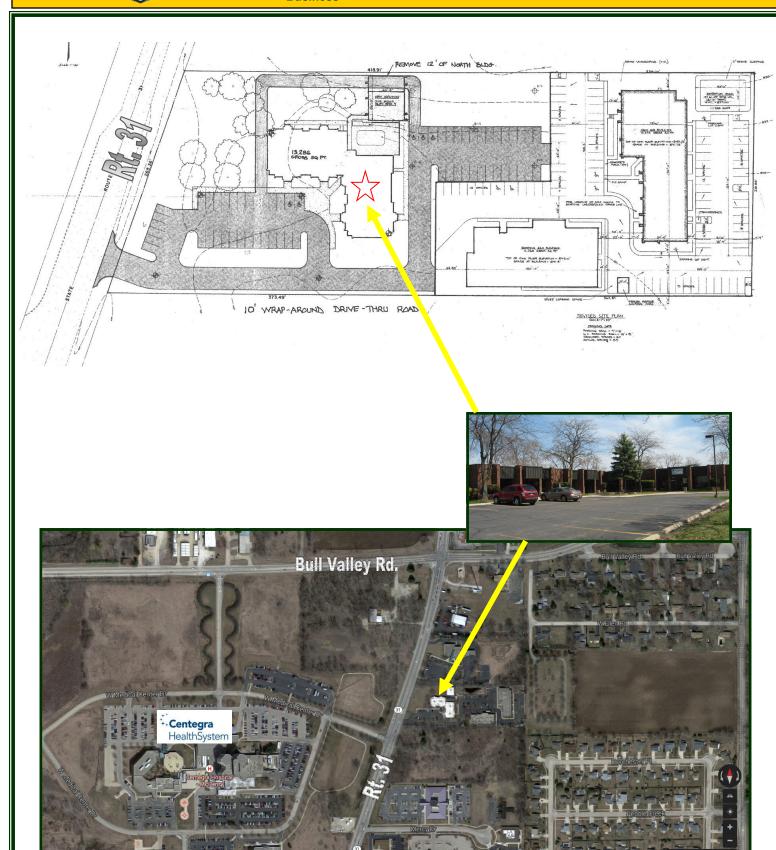
PIN: 14-02-302-014

June 2, 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.

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616 S. Rt. 31 McHenry, IL 60050



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