

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)



LoopNet: S - 19197674
L - 19197694

MLS: 08869253

Suite	A	C	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.

- Industrial
- Commercial
- Office
- Land
- Business

616 S. Rt. 31
McHenry, IL 60050



