

## FOR SALE or LEASE

### 15,350 SF Office Building 5,000 SF Office Space for Lease Bank Owned!

15,350 SF multi-tenant office building on 1.79 acres. Great location off Rt. 120 just west of Rt. 31. Building currently has 3 tenants. 5,000 SF office available 9/30/15. Remaining 10,350 SF fully occupied by attorney and veterans center. Each space has break room, conference room, reception area, multiple private offices, restrooms. Unfinished basement under 75% of building. Great user/investor opportunity!

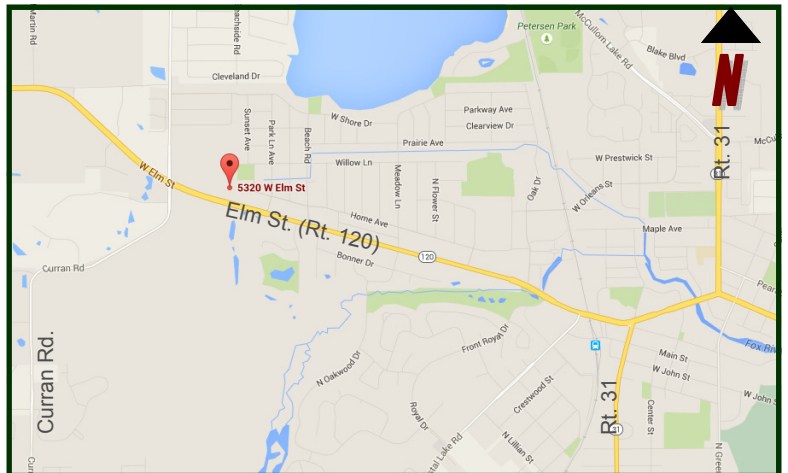
#### PROPERTY SPECIFICATIONS

Description:	Office Building
Building Size:	15,350 SF
Land Size:	1.79 acres
Year Built:	1985
HVAC System:	GFA/Central Air
Electric:	200 amp
Sprinklered:	No
Washrooms:	10
Floors:	Varies
Ceiling Height:	8'
Possession:	Negotiable
Parking:	4 per 1,000 SF
Sewer: City	Water: City
Zoning:	C-2
Real Estate Taxes:	\$27,321.54 (2014) (\$1.78 psf)
CAM:	\$2.00 psf
Lease Term:	2-5 years
Lease Price:	\$9.00 psf Net
Sale Price:	\$685,000 (\$44.62 psf)



LoopNet: S: 19359760  
L: 19959786

MLS: 08992740



**Directions:** From Rt. 31 north, turn west on Elm St. (Rt. 120) to building.

PIN: 09-28-251-010

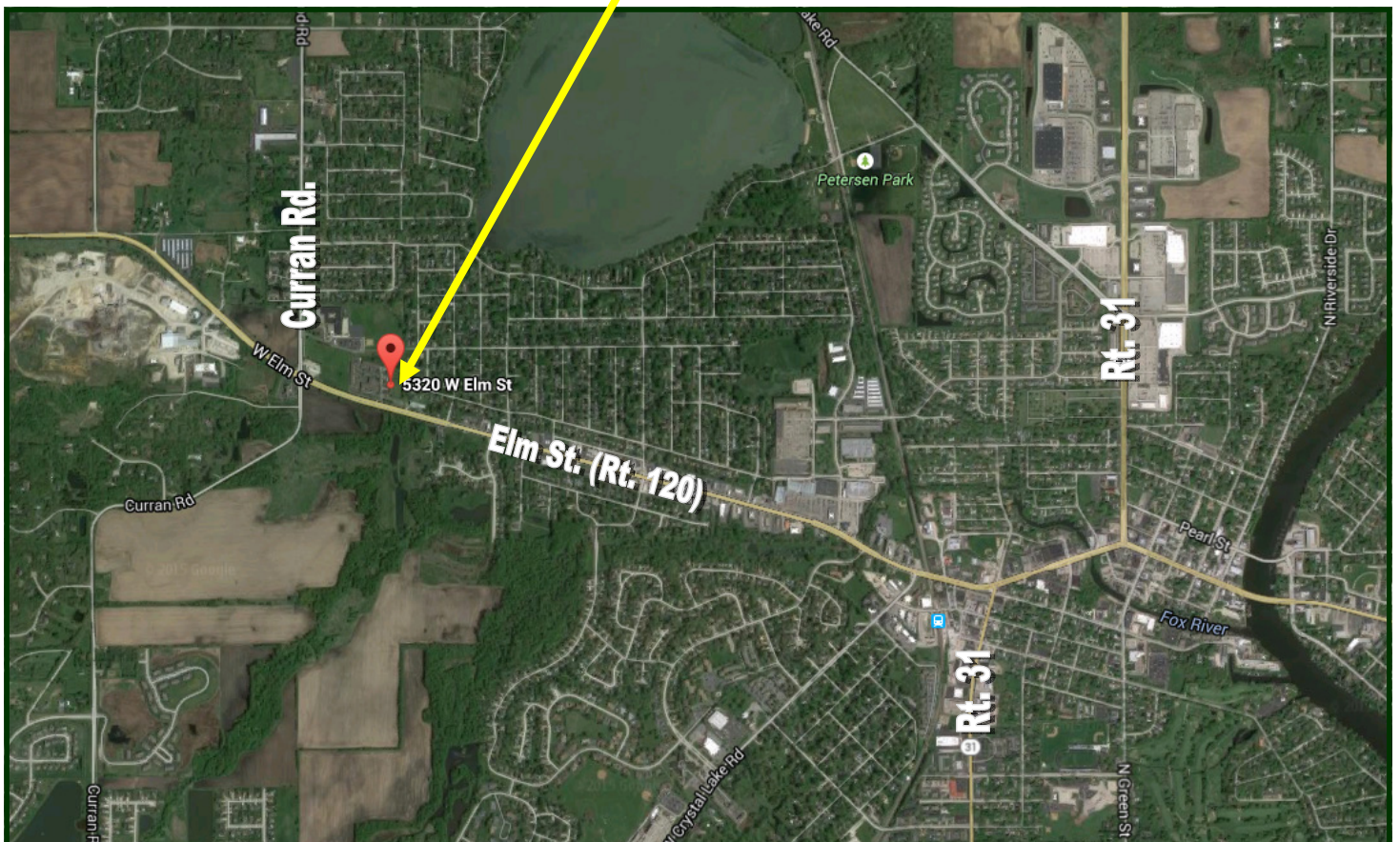
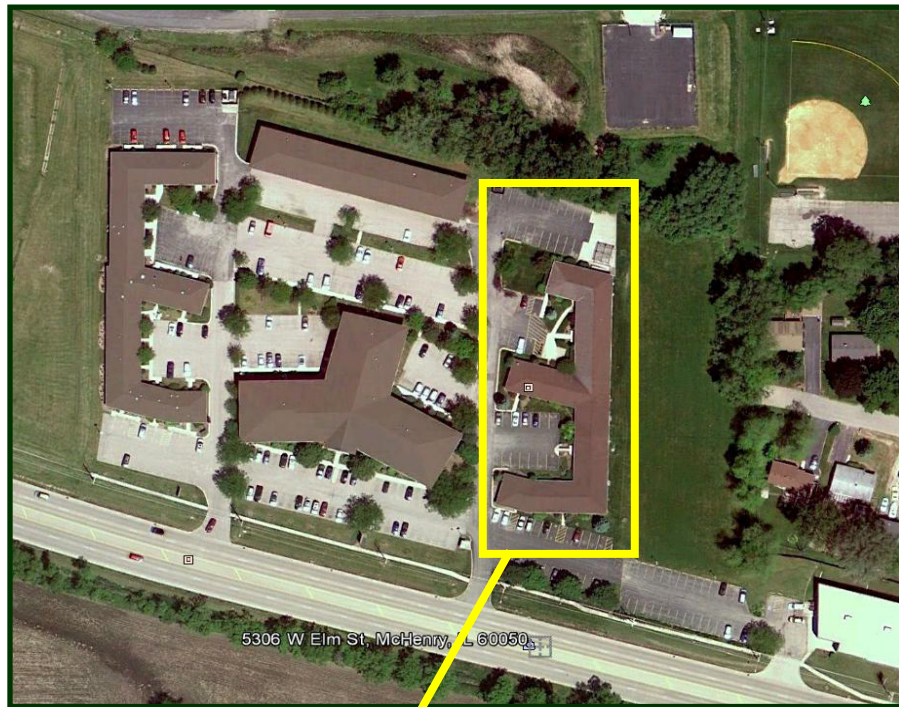
July 28, 2015

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

5320-5342 W. Elm St. (Rt. 120)  
McHenry, IL 60050





# PREMIER COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

5320-5342 W. Elm St. (Rt. 120)  
McHenry, IL 60050





## 5,000 SF available for Lease

Home of the Sparrow to vacate 5,000 SF end unit by 9/30/15. Space includes multiple private offices, reception area, conference/training room, breakroom, and private unfinished basement.

