

# Industrial Flex Condo

758 Ridgeview Dr Mchenry, IL 60050

# For Sale

MLS #11776457

INDUSTRIAL



**2,630 SF INDUSTRIAL FLEX CONDO  
PLUS BONUS 684 SF MEZZANINE**

**PRICE REDUCED**  
**\$229,900 (\$87.41 PSF)**

**PRICE REDUCED**  
**INDUSTRIAL FLEX CONDO**  
**2,090 SF Office • 540 SF Warehouse**  
**Plus 684 SF Mezzanine at no additional cost !**

**UNIT 758:** Higher end 2,630 SF pre-cast industrial flex condo with 2,090 SF quality office with 4 privates, 2 ceramic ADA baths, break room with counter and sink, reception and business office, freshly painted.

The 540 SF warehouse has 20' ceilings and 1 14x14 DID and 684 SF bonus mezzanine space with concrete floor and 9' ceiling. Warehouse can be expanded into an adjacent conference and office adding approximately 500 SF of warehouse space for a potential of 1,724 SF warehouse space.

Association dues are \$208/mo. SBA financing available with as little as 10% down.

**NOTE: \$2,000 Bonus to procuring broker if contract accepted by 8/30/23.**

## Specifications

Condo Size:	2,630 SF
Year Built:	2000
Office Size:	2,090 SF
HVAC System:	GFA
Electrical:	200 amp 3 phase
Sprinklers:	No
Washrooms:	2 ADA
Ceiling Height:	20 ft
Parking:	Common
DID's:	1 14x14
Sewer/Water:	City
Zoning:	BP
Taxes:	\$7,369.80 (2022)
Association :	\$208/mo.
PIN #:	14-03-379-010

[CLICK HERE TO VIEW OUR WEBSITE](#)

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.



www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

Senior Broker  
**Bruce Kaplan**  
BruceK@PremierCommercialRealty.com  
O: 847.854.2300 xx20 C: 847.507.1759

# Industrial Flex Condo

758 Ridgeview Dr Mchenry, IL 60050

# For Sale

INDUSTRIAL



[CLICK HERE TO VIEW OUR WEBSITE](#)

*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.*

**PREMIER**  
COMMERCIAL REALTY

[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com) | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

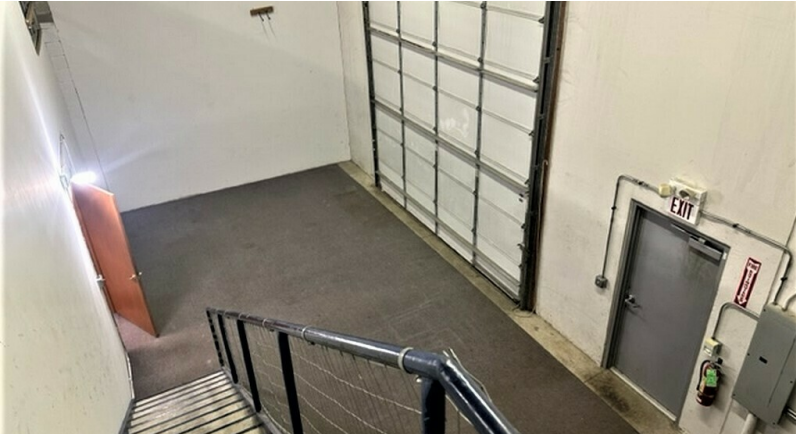
Senior Broker  
**Bruce Kaplan**  
[BruceK@PremierCommercialRealty.com](mailto:BruceK@PremierCommercialRealty.com)  
O: 847.854.2300 xx20 C: 847.507.1759

# Industrial Flex Condo

758 Ridgeview Dr Mchenry, IL 60050

# For Sale

INDUSTRIAL



[CLICK HERE TO VIEW OUR WEBSITE](#)

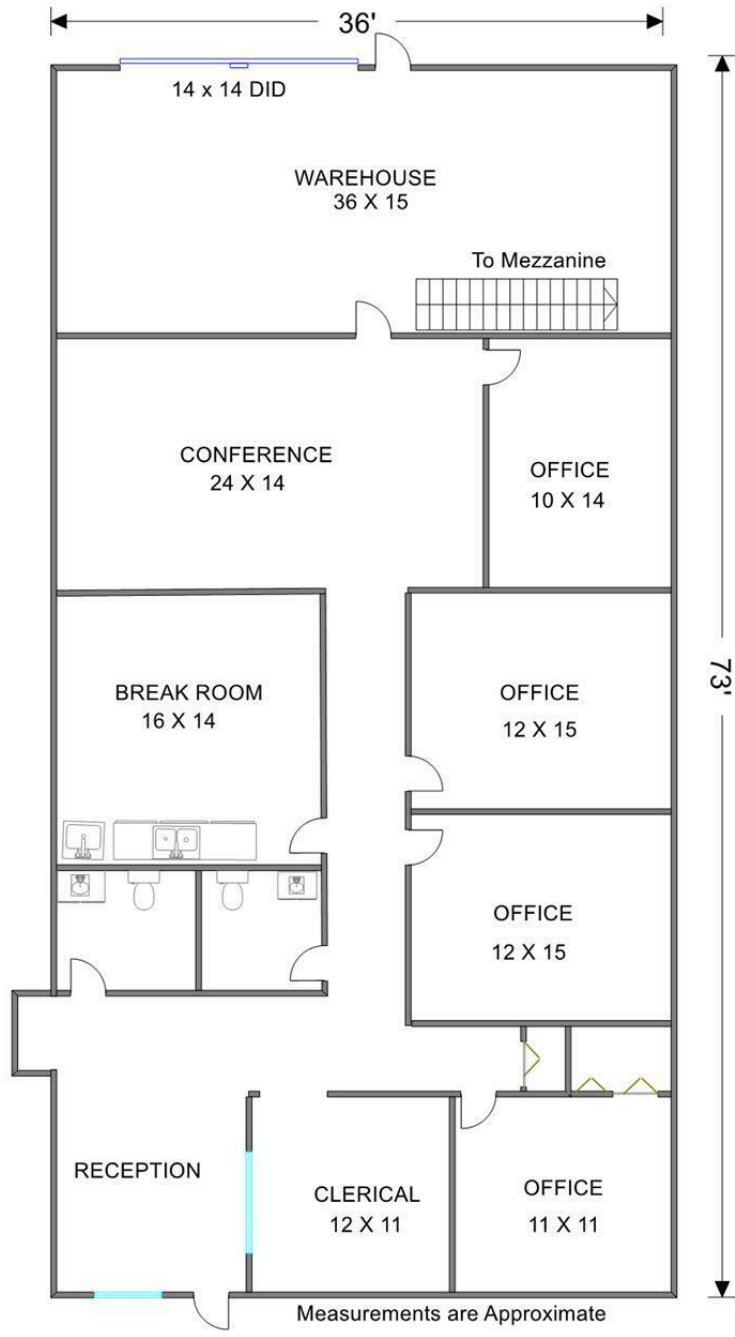
No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com) | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

Senior Broker  
**Bruce Kaplan**  
BruceK@PremierCommercialRealty.com  
O: 847.854.2300 xx20 C: 847.507.1759

**INDUSTRIAL**



[CLICK HERE TO VIEW OUR WEBSITE](#)

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.

