

4318 Crystal Lake Rd. Suite J
McHenry, IL 60050

For Sale
& Lease

MLS #11857050

OFFICE



OFFICE CONDO 1,646 SF

SALE: \$95,000
LEASE: \$1,234.50/MO. \$9.00 SF (GROSS)

Office Condo
Whispering Point Office Center
For Sale or Lease

Suite J: 1,646 SF office condo in Whispering Point Office Center. Ideal for Chiropractic, Medical, Weight Loss Clinic, Counseling, Accounting, Attorney or Insurance.

Large reception area with 6 private offices, kitchenette, 1 ADA bath and storage. Existing plumbing available for medical build-out and includes finished space in basement with outside exit.

New parking lot with ample parking, high visibility and monument signage available. Reduced lease rate \$1,234.50/mo. Gross.

Association dues are \$457.77/mo. (included in rent).

Specifications

Size:	1,646 SF
Year Built:	1979
HVAC System:	GFA / Central Air
Electrical:	100 amp
Sprinklers:	No
Washrooms:	1 ADA
Ceiling Height:	9 ft
Parking:	Common
Sewer/Water:	City
Zoning:	O2
Taxes:	\$2,341.60 (2022)
Association:	\$457.77/mo.
CAM & Taxes	Included in Lease
PIN #:	09-34-205-022

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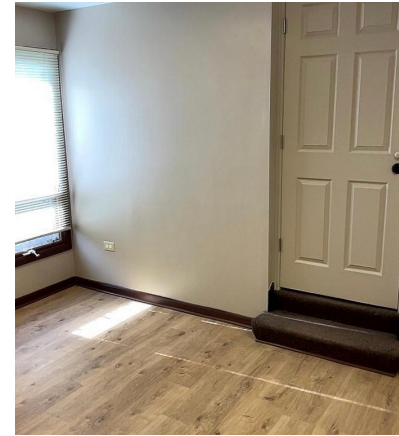
www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

Senior Broker
Bruce Kaplan
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PREMIER
COMMERCIAL REALTY

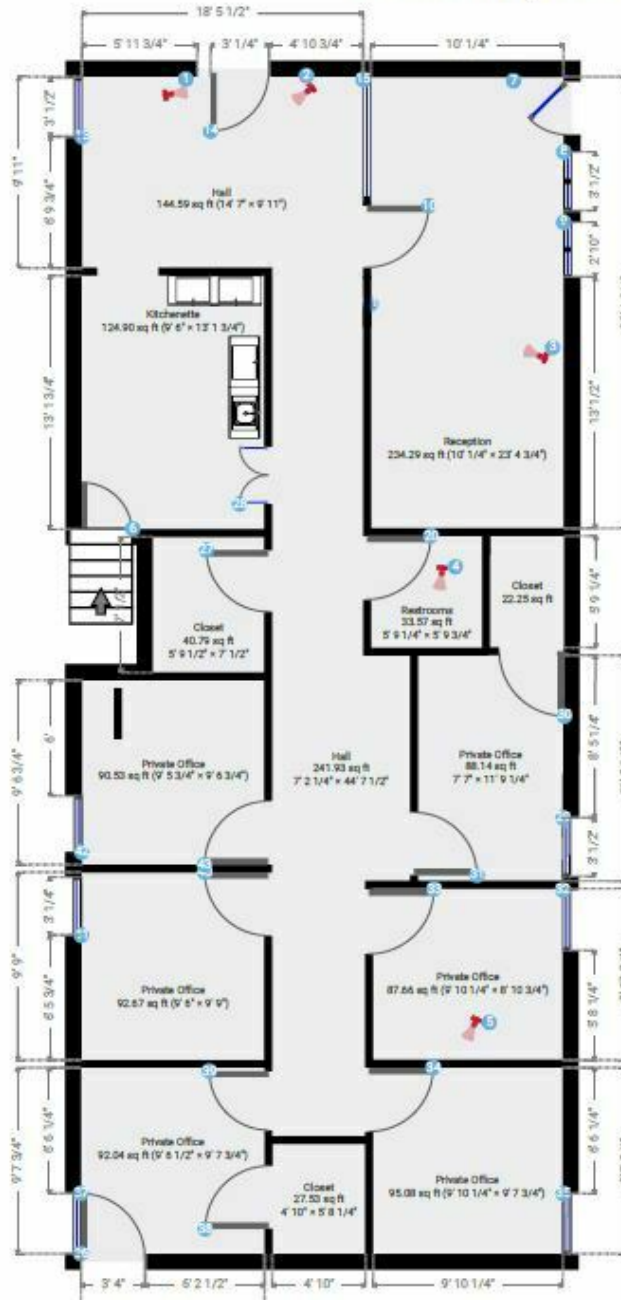
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▼ Ground Floor

TOTAL AREA: 1646.84 sq ft · LIVING AREA: 1646.84 sq ft



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