

Trinity Commons

9113 Trinity Drive Lake in the Hills, IL 60156

For Sale Or Lease

MLS #11853616

OFFICE



OFFICE CONDO 2,412 SF

SALE: \$159,900 (\$66.29 PSF)
LEASE: \$1,800/MO. \$8.95 PSF (GROSS)

OFFICE CONDO 2,412 SF

Well-priced and built-out 2,412 SF office condo in Trinity Commons at Trinity Drive and Route 31, one mile south of Super Walmart. Monument signage available. Currently has (5) large offices, kitchenette, reception and (2) ADA washrooms. Former tenants include: a counseling office, computer repair service and massage therapy. Washer /dryer hookup. Only \$66.29 psf!

Nice visibility with traffic counts of 21,100 VPD on Route 31.

Association dues are \$389.44/ mo. (included in rent).

Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,894	53,174	143,055
Average HH Income	\$105,056	\$99,532	\$112,693

Specifications

Year Built:	1996
HVAC System:	GFA
Electrical:	200 amp 3 phase
Sprinklers:	Yes
Washrooms:	2 ADA
Ceiling Height:	9 ft
Parking:	common / lighted
Sewer/Water:	Well / Septic
Zoning:	B4
Taxes:	\$4,170.70 (2022)
Association:	\$389.44/mo.
CAM & Taxes	Included in Rent
PIN #:	19-22-127-040

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

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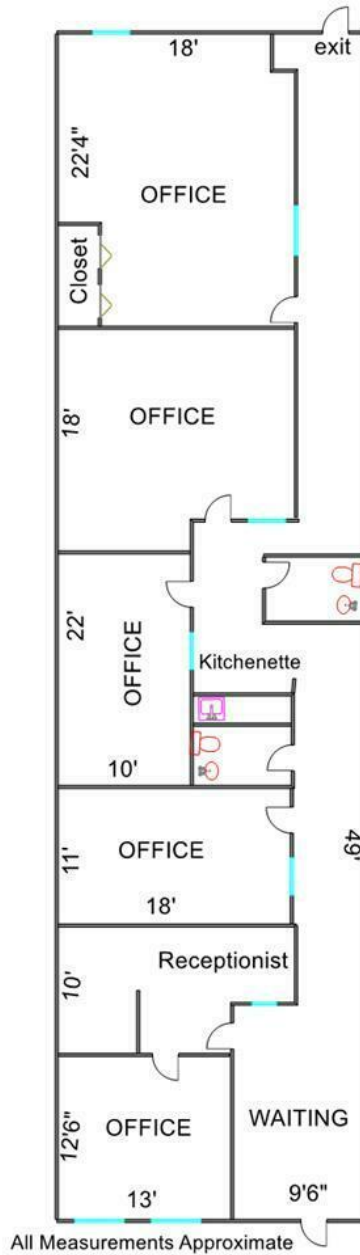
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