

120-130 Washington St.
W Dundee, IL 60118

For Sale

MLS #11642146

OFFICE



RIVERFRONT OFFICE 5,711 SF

REDUCED \$795,000

User / Investor Property
2 Unit Riverfront Office Building

PRICE REDUCED. Beautiful 5,711 SF 2-unit office building located along the Fox River in downtown W. Dundee. Common entrance, reception area and meeting room.

Unit 130 : Fully furnished with 6 cubicles, 5-6 private offices, conference room, kitchen / break area, 2 baths. Window lined and balcony overlooking the river and plenty of storage.

Unit 120: Currently has a month to month Tenant. Open area with cubicles, Kitchenette, conference room, 1 bath and beautiful views of the river. (Furniture not included).

Ideal for User/Investor to occupy one unit and collect rent on the second unit. Contact Sharon for financial information. Flood Insurance required. New roof in 2022.

Specifications

Building Size:	5,711 SF
Year Built:	1941 Renovated Early 80s
HVAC System:	GFA / Central Air
Electrical:	100-200 AMP
Washrooms:	3 ADA
Ceiling Height:	8 ft
Parking:	Street
Sewer/Water:	City
Zoning:	Commercial
Taxes:	\$16,924.08 (2022)
PIN #:	03-22-443-001

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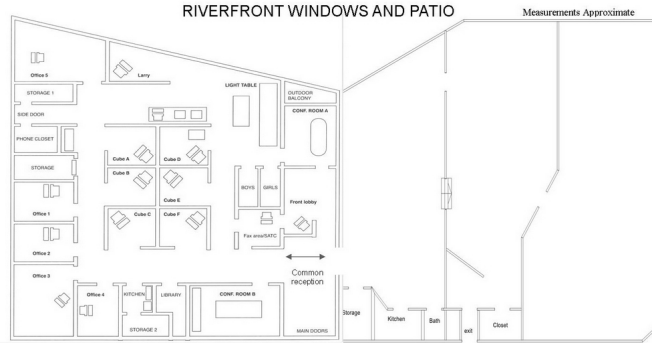
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Senior Broker
Sharon Glasshof
SharonG@PremierCommercialRealty.com
O: 847.854.2300 xx14 C: 847.533.6974

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UNIT 130
Vacant / Furniture Included

UNIT 120
Current Month to Month Tenant
Furniture Not Included



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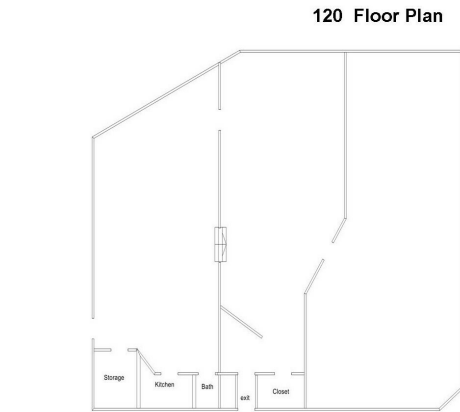
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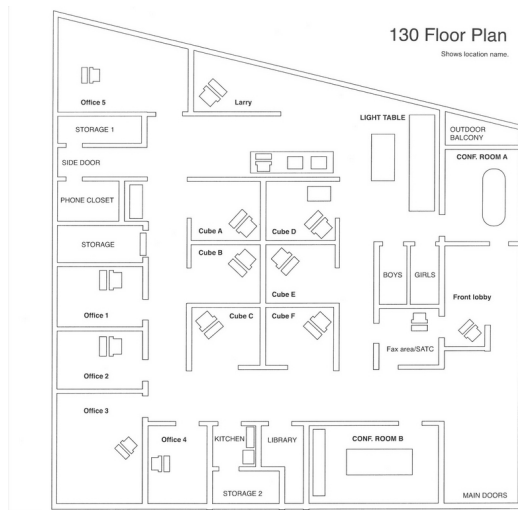
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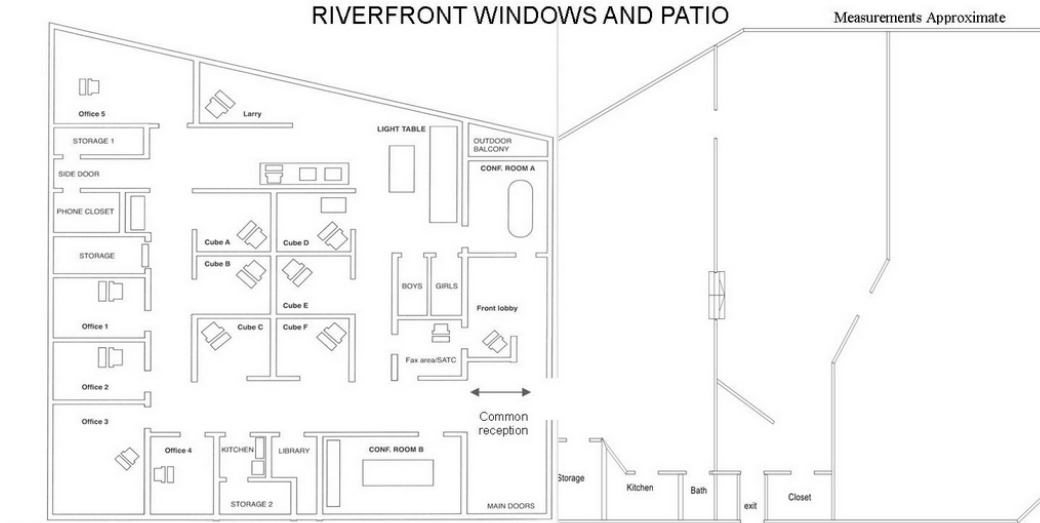
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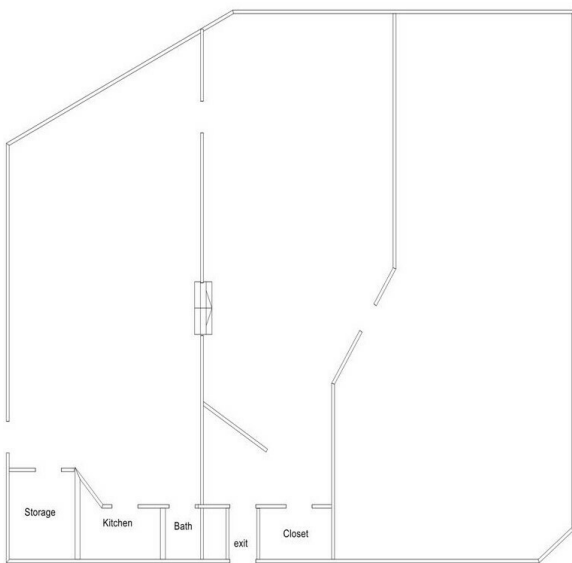
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UNIT 120
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120 Floor Plan



130 Floor Plan
Shows location name.



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