

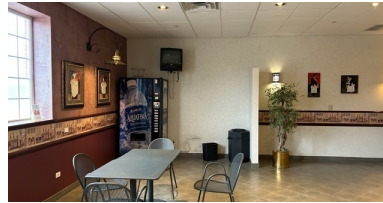
912 Northwest Highway #202

Fox River Grove, IL 60021

For Sale

MLS #11237336

OFFICE CONDO



OFFICE CONDO 1,315 SF

REDUCED \$75,900

Office Condo

Owner has reduced the sale price from \$139,900 to an unbelievable \$75,900.

Suite 202: 1,315 SF is currently set up as a medical office, but can be easily converted to a conventional office floor plan featuring three or four private offices, a waiting room, a reception desk, a counter with sink, a break room, storage areas, and an ADA bathroom. The monthly association fee includes electric, HVAC, water and scavenger costs.

The brick, two story, building on busy Northwest Highway (a/k/a US Route 14) is 51,000+ SF with more than ample parking. The condo unit is 1,315 SF, and the rentable area is 1,699 SF. Each condo owner has free, 24-hour access to the lower level that offers an oversized break room, fitness center, mail room, and large, Individual storage bins with security locks.

Specifications

Condo Size:	1,315 SF (1,699 SF Rentable)
Year Built:	2004
Elevator:	Yes
HVAC System:	GFA / Central Air
Electrical:	100 amp
Sprinklers:	Yes
Washrooms:	1 Private and Common
Parking:	130 (Common)
Sewer/Water:	City
Zoning:	B1
Taxes :	\$4,481.72 (2022)
Association:	\$745/mo.
PIN #:	20-20-255-159

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

Senior Broker

Michael Deacon

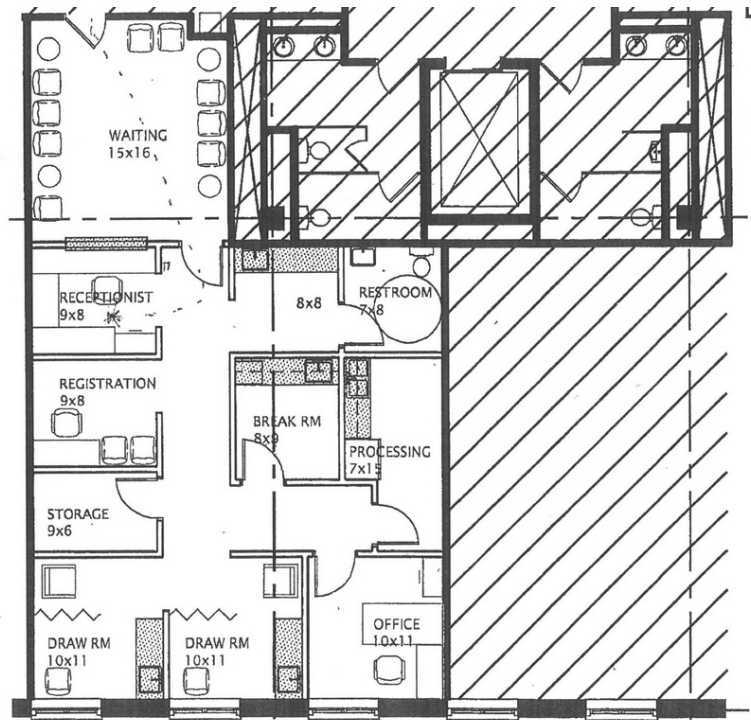
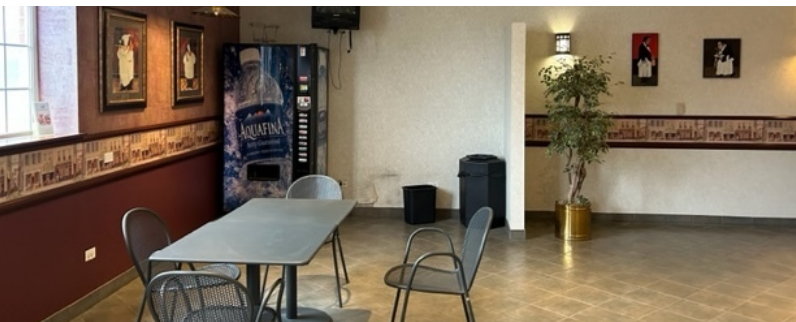
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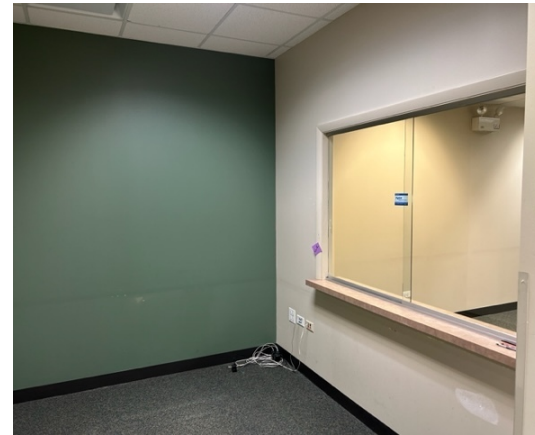
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