

Office / Retail (Shell) Building

1000 N Main St Algonquin, IL 60102

For Sale

MLS #11800678 & 11800687

OFFICE / RETAIL



OFFICE / RETAIL (SHELL) 4,639 SF

\$350,000 (\$75.45 PSF)

FREE STANDING 4,639 SF OFFICE / RETAIL (SHELL) BUILDING

Shell building ready for new owners. Can be divided up to 3 spaces (see attached concept plan). Use part of the building and lease the remainder. Ideal for office, retail, or a combination of both.

Baths to be installed by buyer. 6" main recently installed to accommodate future sprinkler system. New parking lot.

Located at the new Main Street roundabout near Route 31.

Specifications

Description:	Office / Retail Building
Size:	4,639 SF
Year Built:	1975
HVAC System:	Rooftop
Electrical:	120/208V, 400 amp, 3 phase
Sprinklers:	6" Main Installed
Washrooms:	tbd
Ceiling Height:	13 ft
Parking:	10-12 TBD
Sewer/Water:	City
Zoning:	B2
Taxes:	\$8,898.28 (2022)
PIN #:	19-27-401-002

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VP / Designated Managing Broker
Heather Schweitzer
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

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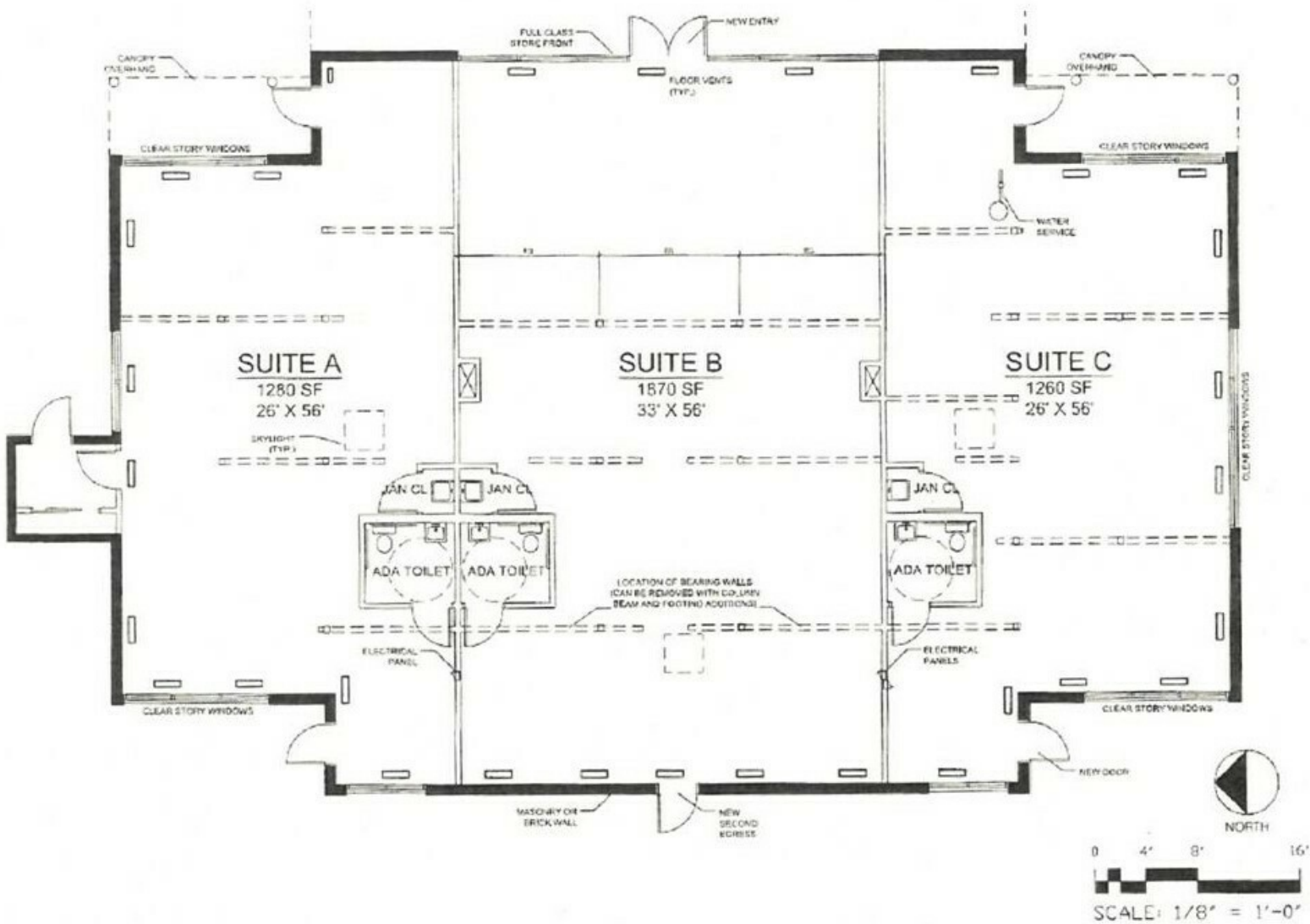


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CONCEPT PLAN 3 TENANT OPTION



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