

13711 W Jackson
Woodstock, IL 60098

For Sale Or Lease

MLS #11660973

OFFICE



OFFICE

1,180 - 4,920 SF

SALE: \$266,000

LEASE: \$8. (LL) - \$13. (MAIN LEVEL) SF (GROSS)

FOR SALE – 4,920 SF with a 2,460 SF ground floor level and a 2,460 SF lower-level walkout space that is partially built out into office space.

Former medical office building. Two entrances will accommodate setting up two – separate units - 1,280 Sf and 1,180 SF. Each unit has a reception area, multiple offices/exam rooms, and private bathrooms. There is also a full 2,460 lower-level walkout that includes a multiple office build out arrangement. Total land is 4.04 acres and includes a separate buildable 2.34 vacant lot. Low taxes of \$3,577.42 for both parcels.

FOR LEASE – 2,460 SF on the main level and additional 2,460 SF on the walkout level. Main floor can be separated into 1,280 SF and 1,180 SF units, and each space has a separate front door entrance and private bathrooms.

Main floor space is \$13 per SF gross, and the lower-level space is \$8 per SF gross.

Site has ample parking and roadside signage available

Specifications

Land Size:	4.04 AC (175,982 SF)
Year Built:	1967
HVAC System:	GFA / Central Air
Electrical:	200 amp
Sprinklers:	No
Washrooms:	5 (2 w/ showers) 1 Lower Level
Ceiling Height:	8 ft
Parking:	Common
Sewer/Water:	Well / Septic
Zoning:	O
Taxes:	\$3,700.86 (2022) (included in Rent)
CAM:	Included in Rent
PIN #:	13-06-377-004 & 003

[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



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

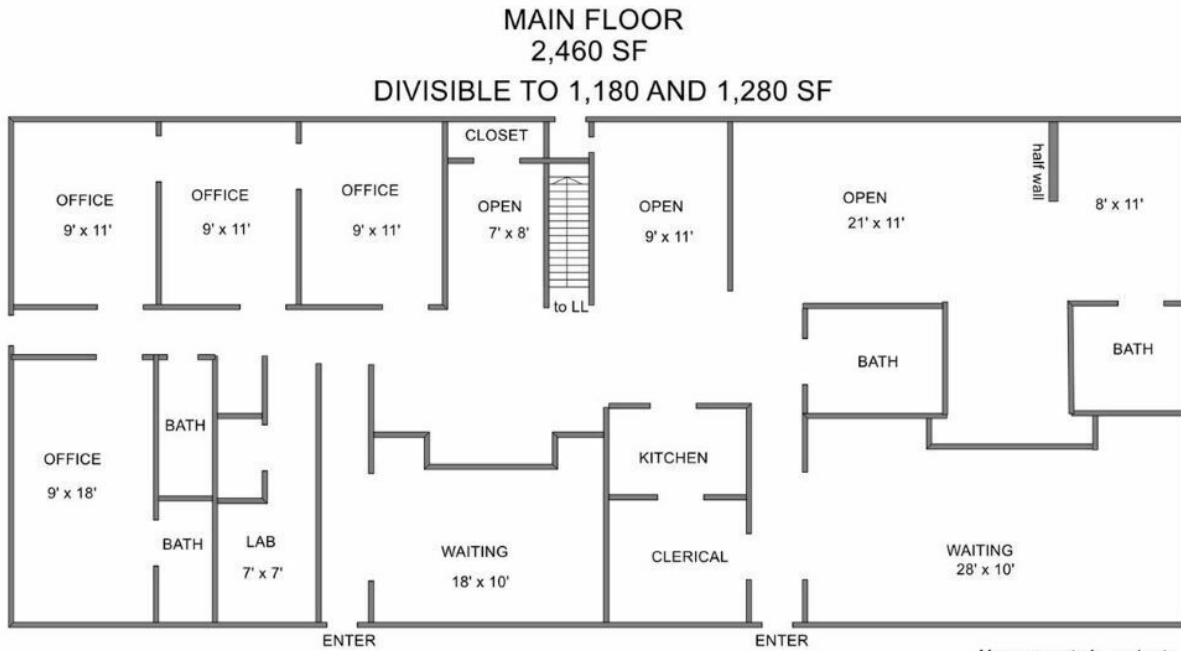
Senior Broker

Michael Deacon

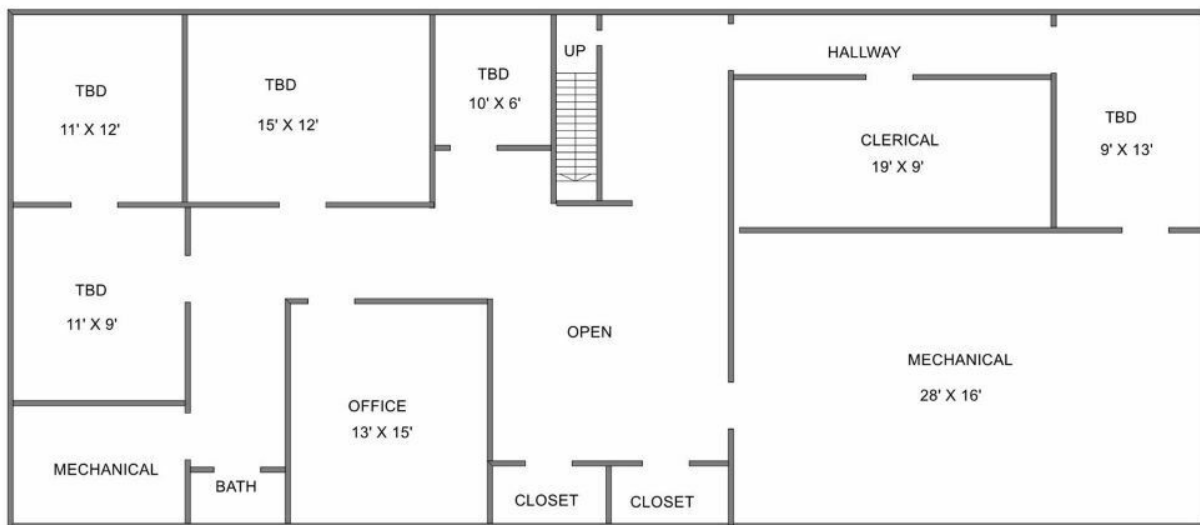
MichaelD@PremierCommercialRealty.com

O: 847.854.2300 xx28 C: 815.814.6500

OFFICE



LOWER LEVEL



Measurements Approximate

[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.