

741 & 773 Ridgeview Drive

McHenry, IL 60050

For Sale

MLS #12008813



INDUSTRIAL FLEX



INDUSTRIAL FLEX CONDO

\$470,000 (\$105.33 PSF)

INDUSTRIAL FLEX

4,462 SF (2 combined Condos)
2,057 SF Office / 2,405 SF Warehouse

Unit 741: 1st floor 1,087 SF office with large reception area, built in desk, 2 private offices, large conference room, kitchenette and 1 bathroom. The 970 SF 2nd floor office mezzanine is an open finished space with lots of natural light.

Unit 773: 2,405 SF heated warehouse with 20' ceilings and a 12x14 DID.

Common parking in front and back of condo. Located close to Route 31 in McHenry and near Northwestern Hospital.

Specifications

Total Unit Size:	4,462 SF
Year Built:	2003
HVAC System:	GFA (fully) / A/C (office)
Electrical:	200 amp 3 Phase
Sprinklers:	No
Washrooms:	1 ADA
Ceiling Height:	20' Warehouse / 9' Office
Parking:	Common (front & Rear)
Sewer/Water:	City
Zoning:	BP
Taxes:	741: \$3,367 773: \$6,020
CAM:	741: \$218.00/mo. 773: \$212.08/mo.
PIN #:	14-03-380-009 & 010

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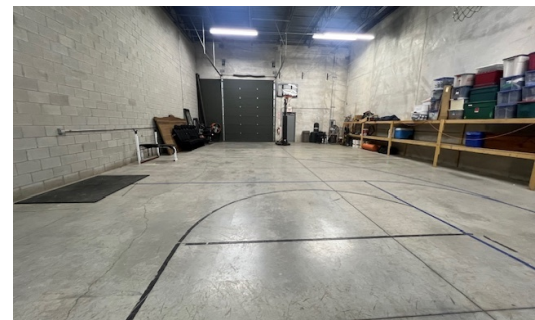
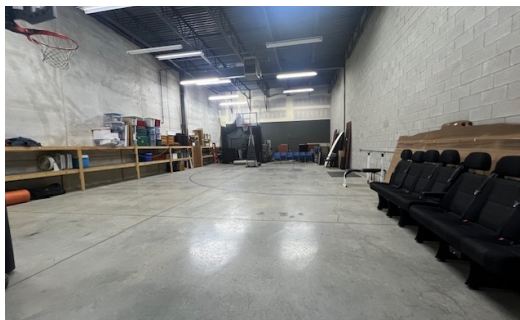
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VP / Designated Managing Broker
Heather Schweitzer
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

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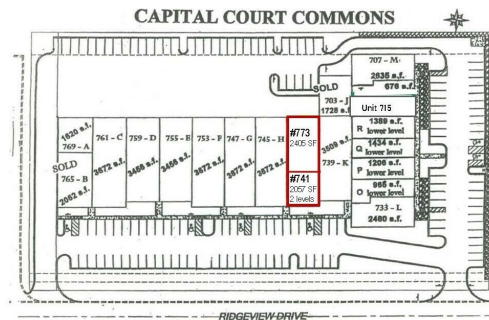
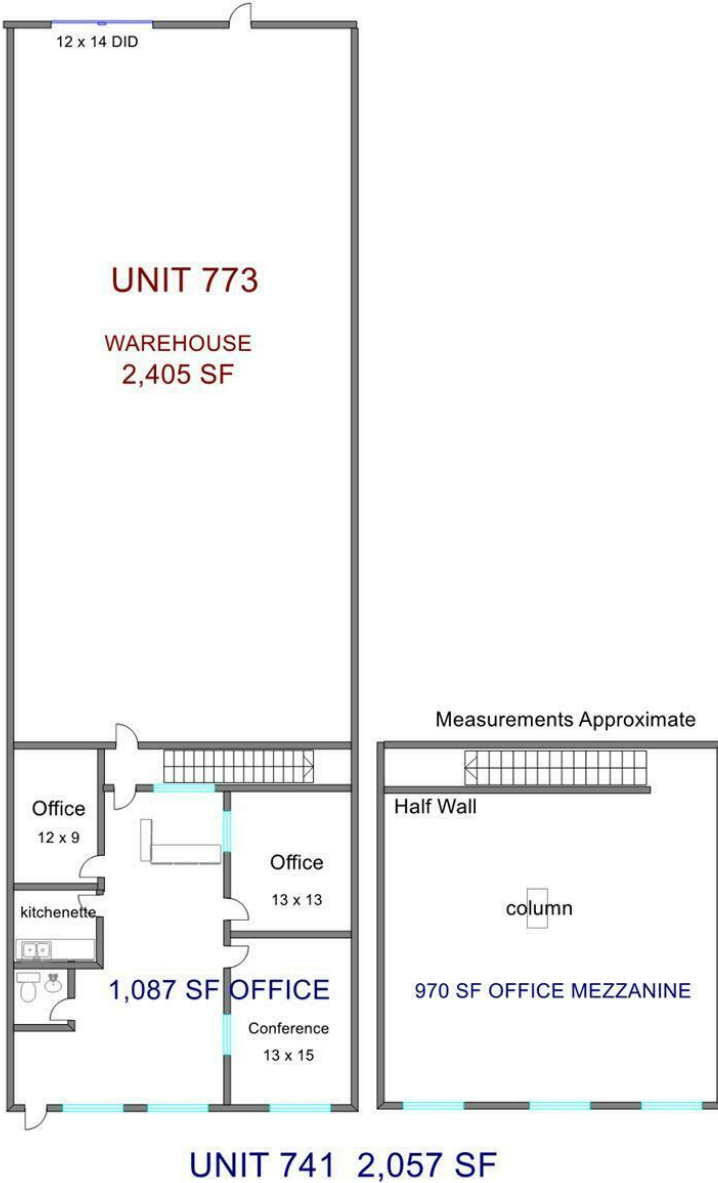
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