

1485 Commerce Dr.
Algonquin, IL 60102

For Sale

MLS #12018416

OFFICE



UPSCALE OFFICE CONDO 2,700 SF

PRICE REDUCED : \$394,900

**HIGH END
OFFICE CONDO**

PRICE REDUCED 2,700 SF high end office condo located in the Briarwood Office Center just off of Randall Road and the nearby Algonquin Commons.

Currently a law office, this end cap condo features a reception area, clerical area, 5 private offices, conference room, kitchen/break room, 2 ADA bathrooms, a mechanical room and storage room. Lots of natural light.

Association dues are \$724.35/mo. Owner would consider leasing out individual offices short term.

SBA financing available with 10% down.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	5,908	52,871	149,037
Average HH Income	\$125,143	\$117,023	\$109,306

Specifications

Condo Size:	2,700 SF
Year Built:	2007
HVAC System:	GFA
Electrical:	200 amp
Washrooms:	2 ADA
Ceiling Height:	9 ft
Parking:	Common
Sewer/Water:	City
Zoning:	B2
Taxes:	\$11,018.10 (2023)
Association:	\$724.35/mo.
PIN #:	19-32-353-009

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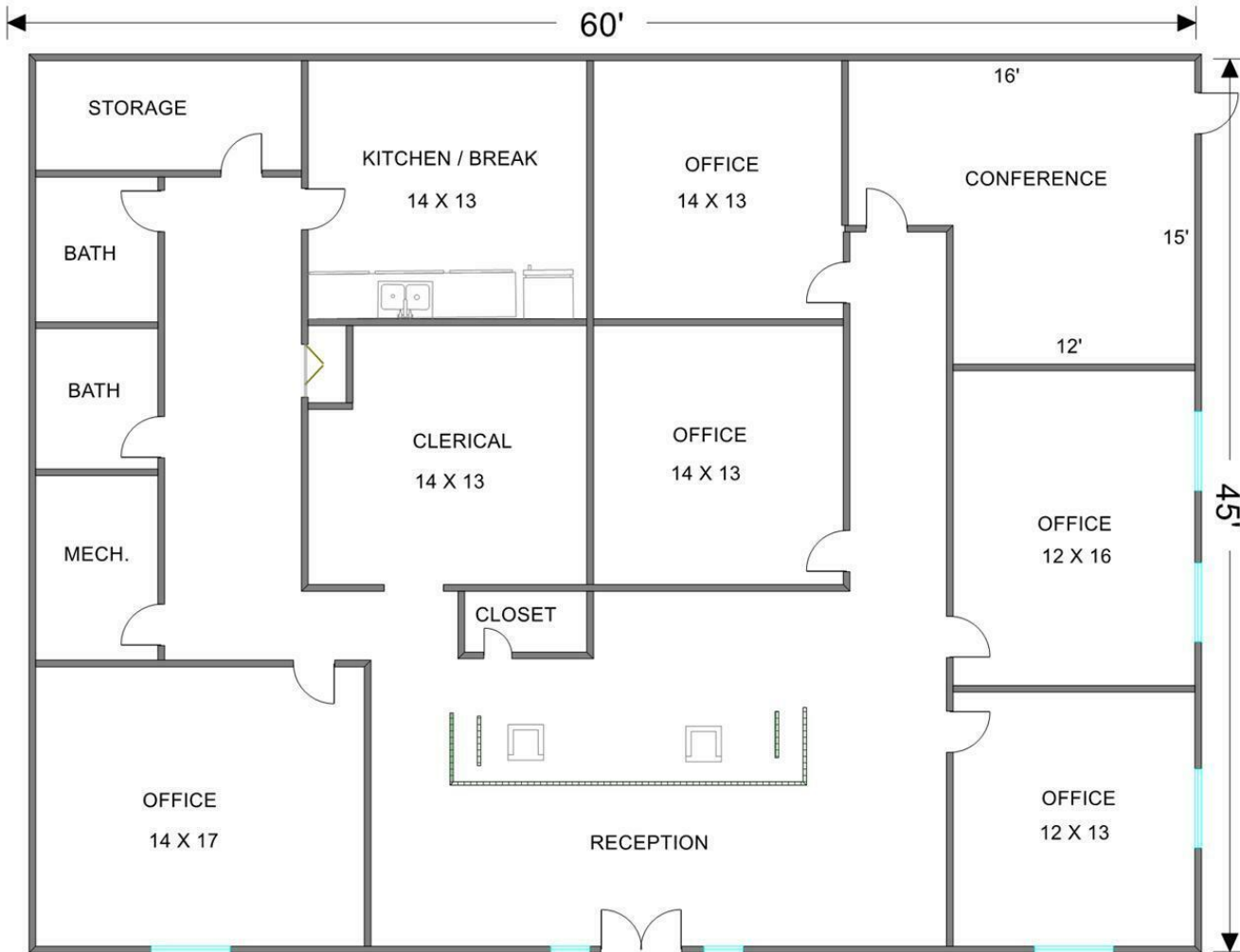
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PREMIER
COMMERCIAL REALTY

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Measurements Approximate

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