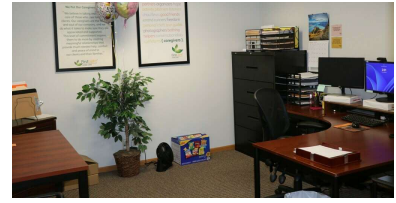


5443 Bull Valley Rd  
Mchenry, IL 60050

For Sale  
Or Lease

MLS #12160064

OFFICE CONDO



OFFICE CONDO 1,400 SF

SALE: \$140,000  
LEASE: \$11.50 PSF (NNN) TOTAL \$1,828/MO.

### OFFICE CONDO 1,400 SF

1,400 SF Professional pre-cast single story office condo in this 50,000 SF multi-tenant building in the Valley View Commons at Bull Valley Road and Crystal Lake Road in McHenry.

Nicely built out with 5 private offices (one could be used as conference room), open reception/clerical area, kitchenette and 1 bath.

Condo offered for sale or lease. Sale price of \$140,000 with \$173.59/mo. Association dues.  
Triple net lease \$1,828 total monthly.

### Specifications

Building Size:	50,000 SF
Year Built:	2001
HVAC System:	GFA/ Central Air
Electrical:	110
Sprinklers:	Yes
Washrooms:	1 ADA
Parking:	Common / 230 Spaces
Sewer/Water:	City
Zoning:	OI
Taxes:	\$3,755.18 (2023)
Association:	\$173.59/mo.
PIN #:	14-04-402-013

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Broker Associate  
**Shari Haefner**

ShariH@premiercommercialrealty.com  
O: 847.854.2300 x18 C: 312.671.3600

Senior Broker  
**Bruce Kaplan**

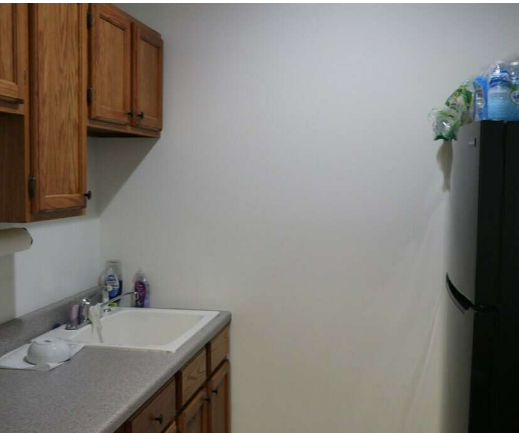
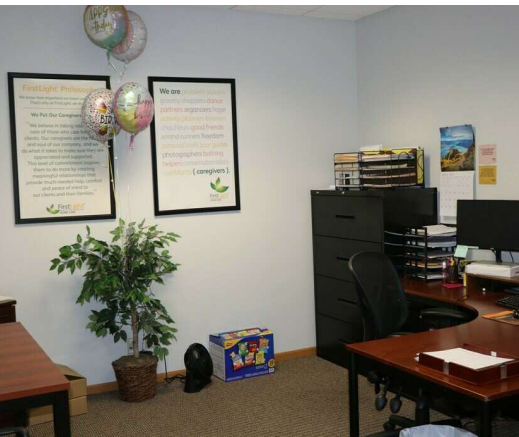
BruceK@PremierCommercialRealty.com  
O: 847.854.2300 xx20 C: 847.507.1759

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OFFICE CONDO



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**PREMIER**  
COMMERCIAL REALTY

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**Shari Haefner**

ShariH@premiercommercialrealty.com  
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O: 847.854.2300 xx20 C: 847.507.1759

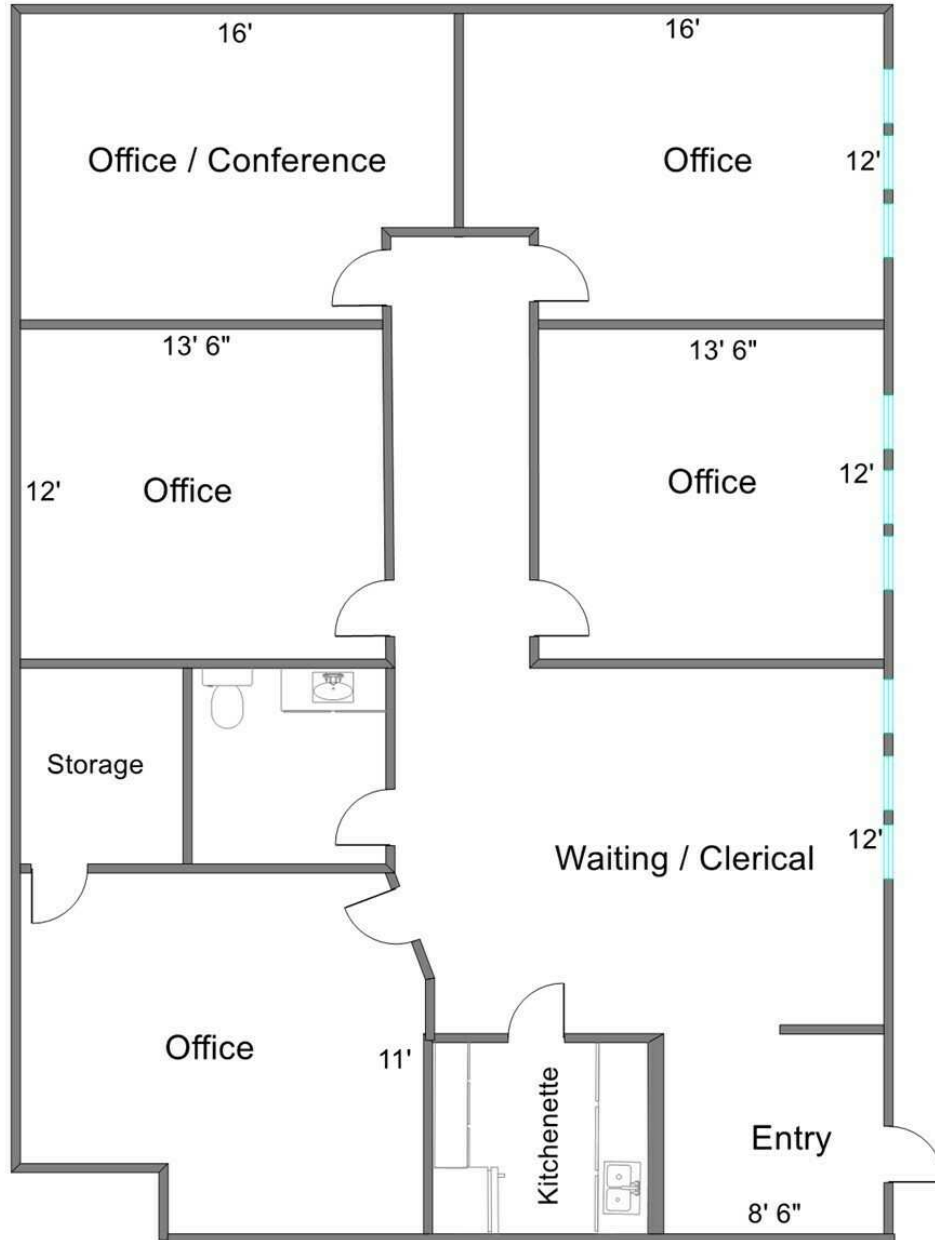
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5443 Bull Valley Rd  
Mchenry, IL 60050

For Sale  
Or Lease

OFFICE CONDO

UNIT 5443 1,400 SF



Measurements Approximate

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