

618-620 State Route 31

McHenry, IL 60050

For Sale

MLS #12195076

2 BUILDINGS



2 BUILDINGS 20,290 SF TOTAL

\$799,000 (\$39.38 PSF)

2-BUILDINGS FORMER MEDICAL OFFICES 10,058 SF AND 10,232 SF

Two masonry (brick and block with steel beams) vacant office buildings in highly desired location along IL Route 31 directly across from Northwestern Medicine McHenry Hospital.

Building 620: 10,058 SF former Medical Clinic with 8 offices, 10 baths.

Building 618: 10,232 SF partially built out, suite 1 consists of former medical office, 2 baths and several treatment/exam rooms. Suits 2-6 is currently raw, unfinished cold shell space.

Front 616 building is not included but shares parking lot and entrance off of Route 31. Will need a rehab and completion of the unfinished building, giving buyer great flexibility. **Being sold "as-is"**.

Specifications

Land Size:	1.72 Acres
Building Sizes:	10,058 SF & 10,232 SF
Year Built:	1990 & 1996
HVAC System:	GFA
Electrical:	100 amp
Sprinklers:	No
Washrooms:	Varies - See Description
Ceiling Height:	9 - 11 ft
Parking:	Common
Sewer/Water:	City
Zoning:	O1
Taxes:	\$15,550.38 (2023)
PIN #:	14-02-302-010

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For Sale

2 BUILDINGS



618 S IL Route 31
10,232 SF



620 S IL Route 31
10,058 SF



618
620

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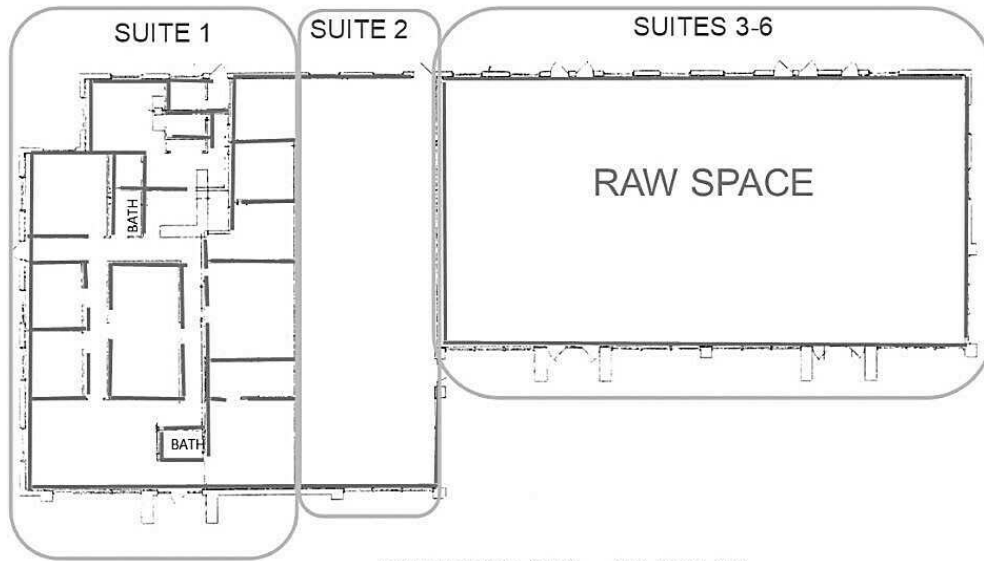
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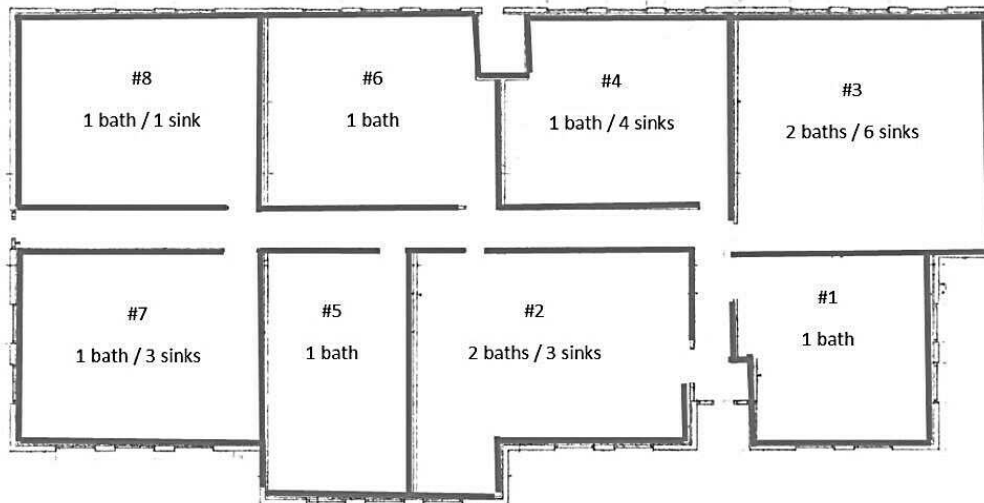
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For Sale

2 BUILDINGS



BUILDING 618 10,232 SF



BUILDING 620 10,058 SF

8 Offices / 10 Baths / 17 Sinks

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