

**3911-3929 Mercy Drive**  
McHenry, IL 60050

**For Sale**

MLS #12030686

**USER/INVESTOR**



**MULTI-TENANT OFFICE 20,584 SF**

**\$2,300,000**

**Multi-Tenant Office Building**  
**20,584 SF**  
**User/Investor Opportunity**

73% leased 20,584 SF single story multi-tenant office building near Northwestern and Mercy medical facilities. Ideal for user/investor.

5,168 and 434 SF spaces available to lease or for user/investor.

See rent roll and proforma operating statement. Sale price way below cost to build new. Asking \$12-\$15 psf gross for vacant office spaces.

Note: Building has a partial basement under 1/3 of building.

**Specifications**

Building Size:	20,584 SF
Year Built:	2007
HVAC System:	GFA/ Central Air
Electrical:	200 amp 3 phase
Sprinklers:	Yes
Washrooms:	7
Ceiling Height:	9 ft
Parking:	139 - Common / Lighted
Sewer/Water:	City
Zoning:	O2
Taxes:	\$39,883 (2023)
NOI:	\$120,944 (Proforma)
PIN #:	14-02-352-019,020

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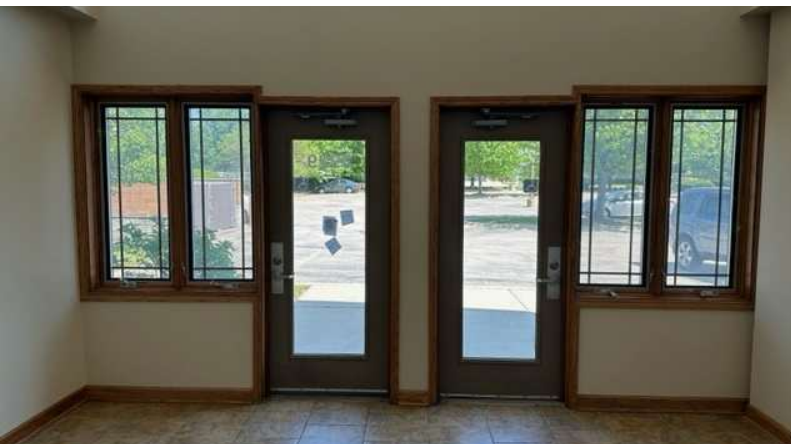
Senior Broker  
**Bruce Kaplan**  
[BruceK@PremierCommercialRealty.com](mailto:BruceK@PremierCommercialRealty.com)  
O: 847.854.2300 x20 C: 847.507.1759



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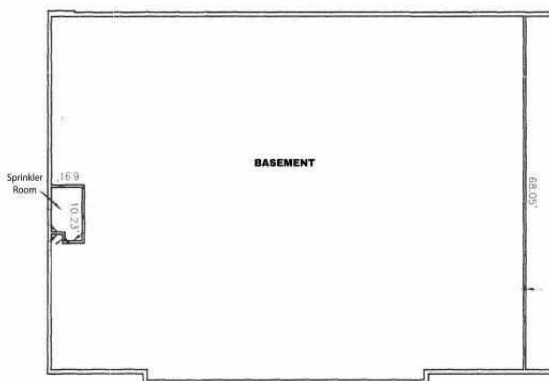
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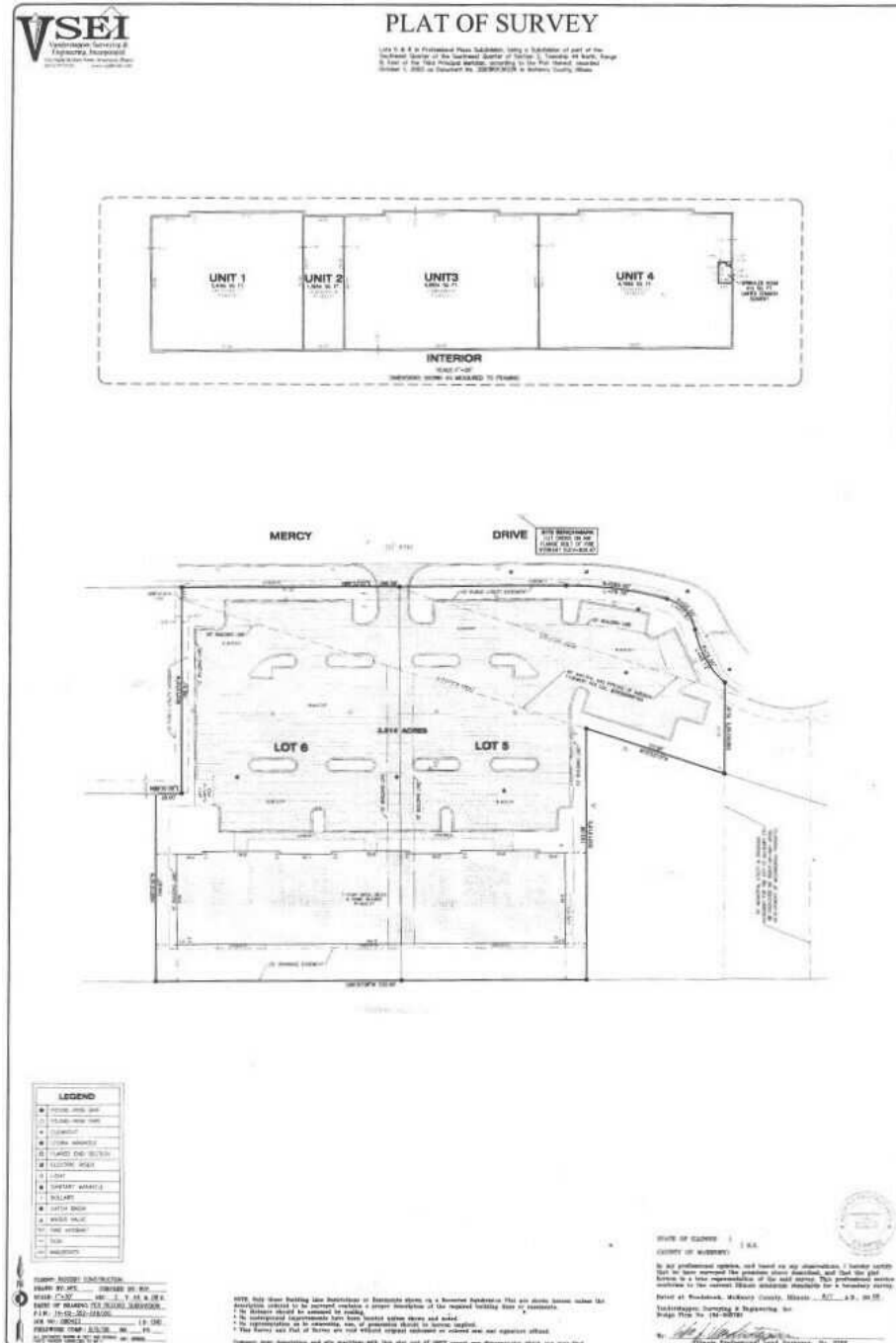


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Suite	Tenant Name	Size SF	Annual Rent	Security Dep	Lease End
3913A	McHenry Co. Reg Office	6,768 SF	\$68,400	Sec.Dep. \$5700	6/30/28 *
3923A	Chiropractic	1,283 SF	\$20,480	Sec. Dep. \$2000	03/30/29
3923A1	Chiropractic	1,224 SF	\$19,584	-	03/30/29
3923E	Vacant	434 SF	\$6,510	-	-
3923F	Drip IV Nutrition	1,474 SF	\$7,370	Sec. Dep. \$1788	tbd 2030
3923F1	Drip IV Nutrition	1,778 SF	\$22,100	-	tbd 2030
3923H	Edward Jones	1,277 SF	\$19,793	0	02/16/28**
3929	Vacant	5,168 SF	\$62,016	-	-
xx	Hallway	1,118 SF	-	-	-
xx	Utility Closet	60 SF	-	-	-
<b>Totals @ 100% Occupancy</b>		<b>20,584 SF</b>	<b>\$226,253</b>		

NOTE: TOTALS @ 100% OCCUPANCY

\* (1) 5-year option to renew w/ rent negotiable.

\*\* (1) 5-year option to renew plus 30 day cancellation clause

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Expenses Summary	PROFORMA
Real Estate Taxes	\$39,883
Insurance	\$5,847
Repairs & Maintenance	\$18,769
Gas	\$2,632
Water	\$2,239
Electric	\$11,449
Snow	\$4,747
Landscape	\$2,872
Alarm	\$1,080
Janitorial	\$2,388
Sanitation	\$2,090
Operating Expenses	\$93,996
Net Operating Income	\$120,944

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Investment Overview	PROFORMA
Price	\$2,300,000
Price per SF	\$112
CAP Rate	5.26%

Operating Data	PROFORMA
Gross Scheduled Income (Proforma)	\$226,253
Current Scheduled Income <b>(Actual Current Leases)</b>	<b>\$157,727</b>
Vacancy Cost	\$11,313
Gross Income	\$214,940
Operating Expenses	\$93,996
Net Operating Income	\$120,944

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