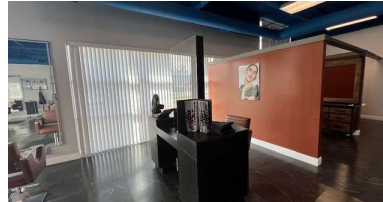


667 E Calhoun St
Woodstock, IL 60098

For Sale

MLS #12354973

OFFICE / RETAIL CONDO



OFFICE / RETAIL CONDO 1,474 SF

\$195,000

Corner Office/ Retail Unit

Prime opportunity just off Route 47 near downtown Woodstock.

This 1,474 SF corner unit office/retail condo features an open-concept floor plan that is flooded with natural light from the floor-to-ceiling windows.

This versatile space is ideal for a variety of professional uses. This condo includes an open floor plan, kitchenette, washer & dryer hookup, additional plumbing in place for sinks, offering flexibility for any layout and many uses. Association dues are \$249/mo.

Note: The salon fixtures are not included in the sale.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,570	27,783	33,033
Average HH Income	\$86,648	\$102,209	\$106,409

Specifications

Size:	1,474 SF
Year Built:	1995
HVAC System:	GFA/ Central Air
Electrical:	100 amp
Sprinklers:	No
Washrooms:	1 ADA
Ceiling Height:	9 - 10 ft
Parking:	Common
Sewer/Water:	City
Zoning:	B3
Taxes:	\$7,055.82 (2024)
Association Dues:	\$249/mo.
PIN #:	13-05-479-004

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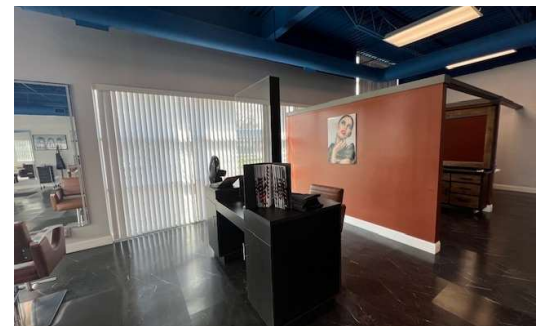
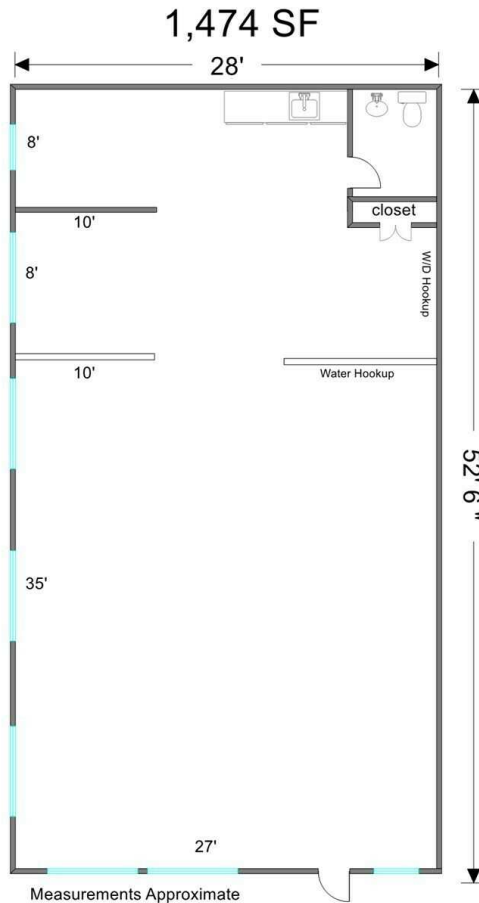
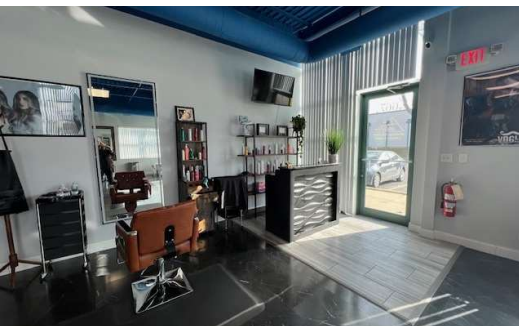
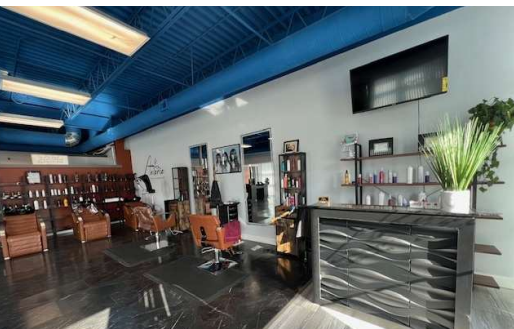


President / Designated Managing Broker
Heather Schweitzer
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

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www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156