

711 Ridgeview Dr. (711/713)

Mchenry, IL 60050

For Sale & Lease

MLS #12369480

OFFICE CONDO



OFFICE CONDO 4,846 SF

SALE: \$475,000 LEASE: \$15. PSF (MG)

Upscale Office Condo 4,846 SF 2-Story For Sale or Lease

Unit 711 / 713: 4,846 SF beautifully built out office condo with high end finishes and ceiling fans throughout. The 3,168 SF main level includes 4 private offices, conference room (or 5th office), full kitchen, 3 bathrooms (1 w/shower), large utility/storage room and large open clerical. Lots of natural light.

The lower ±1,678 SF level consists of a large 31' x 25' conference room, kitchenette, bathroom, utility room, and a 16' x 20' storage room or possible office.

Common parking in front and rear of building. Located near Northwestern Medicine McHenry Hospital.

LEASE: \$15/psf Modified Gross. Owner pays taxes and tenant responsible for utilities and association dues.

Adjacent condo also available for sale or lease.

Specifications

Size:	4,846 SF
Year Built:	2003
HVAC System:	GFA/ Central Air
Electrical:	100 amp
Sprinklers:	Partially
Washrooms:	3 (1 w/ shower)
Ceiling Height:	8 - 9 ft
Parking:	Common
Sewer/Water:	City
Zoning:	BP
Taxes:	\$7,533.30 (2024)
Association dues:	\$320.46/mo.
PIN #:	14-03-380-014

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

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

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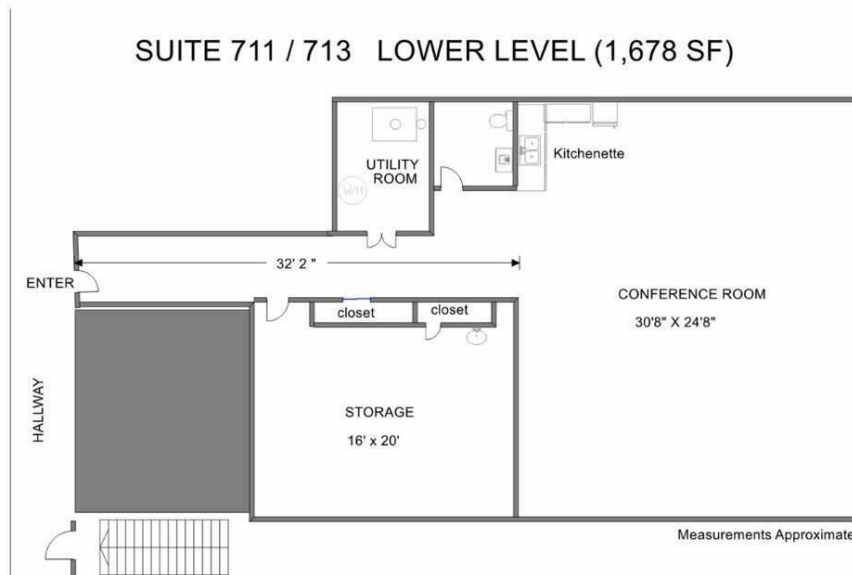
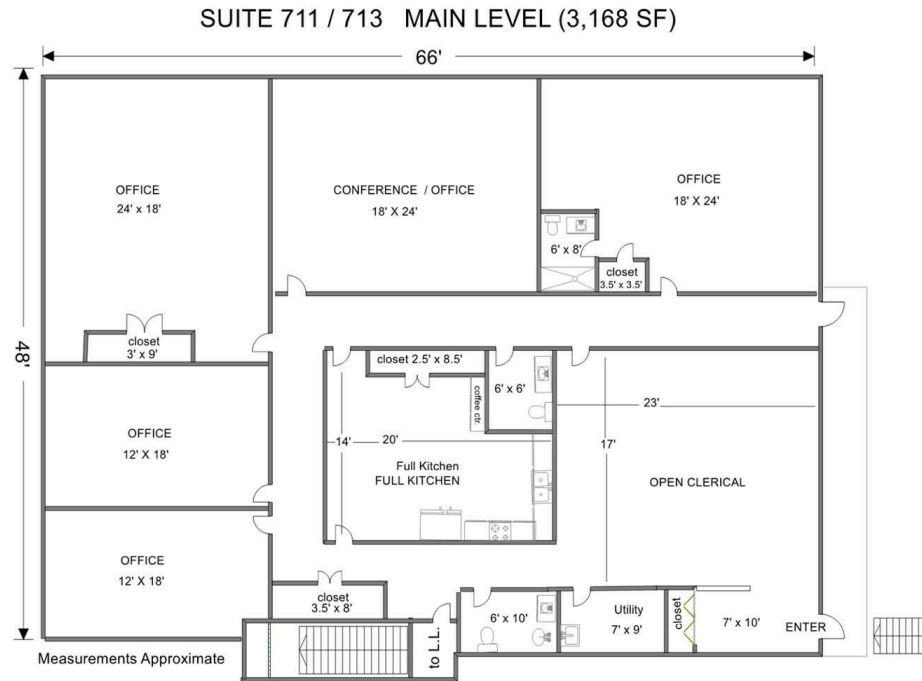
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