

715 Ridgeview Drive

McHenry, IL 60050

FOR SALE

MLS #12304870

OFFICE INVESTMENT



OFFICE INVESTMENT 1,584 SF

\$200,000

Office Condo Investment Opportunity 1,584 SF plus 208 SF of Storage Fully Leased

Fully leased 1,584 SF professional office condo with 208 SF of additional storage in the Capital Court Commons.

Beautifully buildout with 2 private offices, large conference room (could be 3rd office), open reception / clerical area, file room, kitchenette and private bathroom. Lots of natural light.

Existing tenant (One Hope United) has a lease signed through May of 2029 with annual escalations and an option to renew. (ask broker for financials and rent roll). NOI is \$19,365 with a 9.7% CAP.

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

Adjacent condo also available for sale. **Note: Photos taken prior to Tenant Occupancy.**

Specifications

Size:	1,584 SF
Year Built:	2003
HVAC System:	GFA/ Central Air
Electrical:	100 amp
Sprinklers:	No
Washrooms:	1 ADA
Ceiling Height:	9 ft
Parking:	Common / Lighted
Sewer/Water:	City
Zoning:	BP
Taxes:	\$5,207.36 (2024)
Association:	\$211.90/mo.
PIN #:	14-03-380-015

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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



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208 SF Lower Level Storage

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UNIT 715 1,584 SF



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