

2030 N Seminary Ave (Route 47)
Woodstock, IL 60098

For Sale & Lease

MLS #12525422

OFFICE



OFFICE BUILDING 12,000 SF

SALE: \$1,450,000 \$7,900./MO (NNN) \$7.90 PSF

**Professional Office Building
12,000 SF**

6,000 SF main level:

13-15 private offices, 1-3 conference/lg meeting rooms, copy/storage room, breakroom w/ kitchenette & 2 bathrooms.

6,000 SF lower level:

3,000 finished 5 offices, kitchenette, open concept meeting area, 2 bathrooms and 3,000 SF of unfinished storage or potential for additional offices. While not handicap accessible it has an emergency exit to exterior stairs.

Prime opportunity to lease or purchase a well-maintained freestanding masonry office building with excellent visibility and monument signage on Route 47. Side and rear parking with 2 entrances. Just steps from the McHenry County Courthouse.

Ideal for a law firm, accounting firm, or any professional services.

Specifications

Bldg. Size 12,000 SF :	Main and Lower Level
Year Built:	1981
Land Size:	1.72 AC (74,928 SF)
HVAC System:	GFA/ Central Air
Electrical:	220 amp
Sprinklers:	No
Washrooms:	4
Parking:	34
Sewer/Water:	City
Zoning:	B2
Taxes:	\$23,061 2024
CAM& Taxes (lease):	\$0.70 psf CAM \$1.92 psf Taxes
PIN #:	08-32-251-020

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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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Main Level 6,000 SF



Lower Level 6,000 SF



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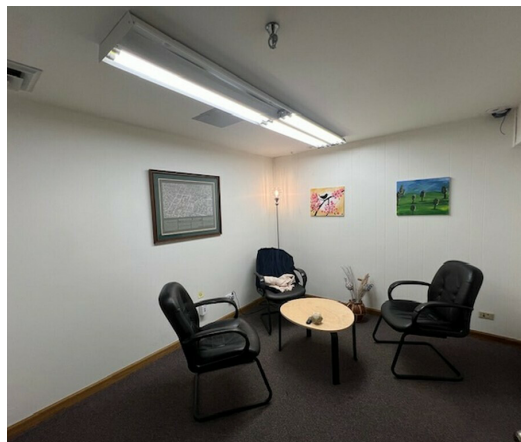
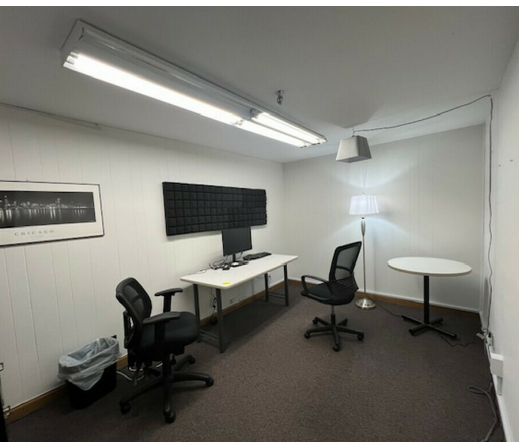
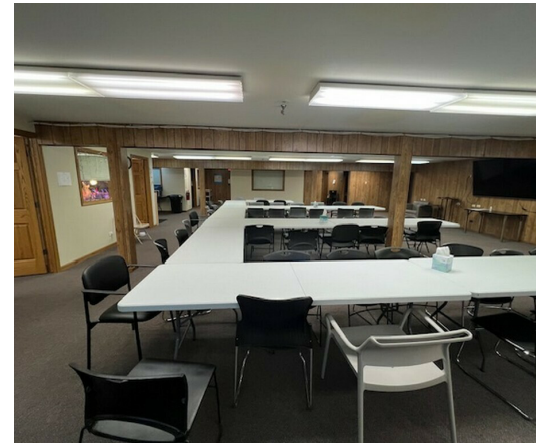
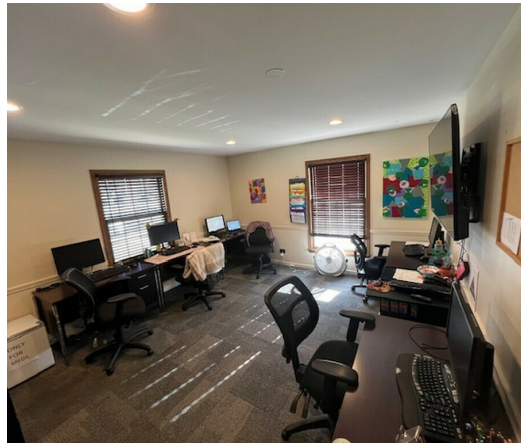


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