

707 Ridgeview Dr  
Mchenry, IL 60050

For Sale & Lease

MLS #12369151

OFFICE CONDO



OFFICE CONDO 2,635 SF

SALE: \$240,000 LEASE: \$15. PSF (MG)

### Property Description

#### Office Condo For Sale or Lease

**UNIT 707:** 2,635 SF professional office condo in the Capital Court Commons.

6 private offices, large conference room, break room/kitchenette, reception, walk through storage, utility room and two bathrooms. Lots of natural light.

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:	2,635 SF
Year Built:	2003
HVAC System:	GFA/ Central Air
Electrical:	100 amp
Sprinklers:	Yes
Washrooms:	2 ADA
Ceiling Height:	9 ft
Parking:	Common / Lighted
Sewer/Water:	City
Zoning:	BP
Taxes:	\$6,420.42 (2024)
Association dues:	\$222.75/mo.
PIN #:	14-03-380-014

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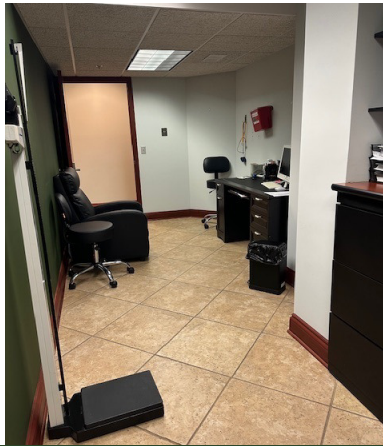
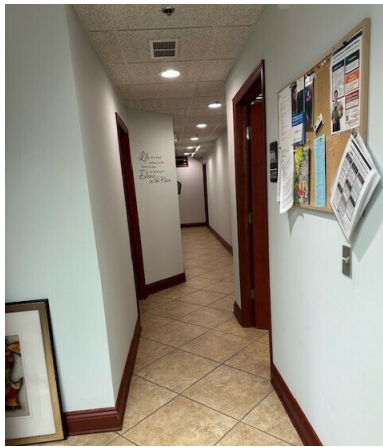


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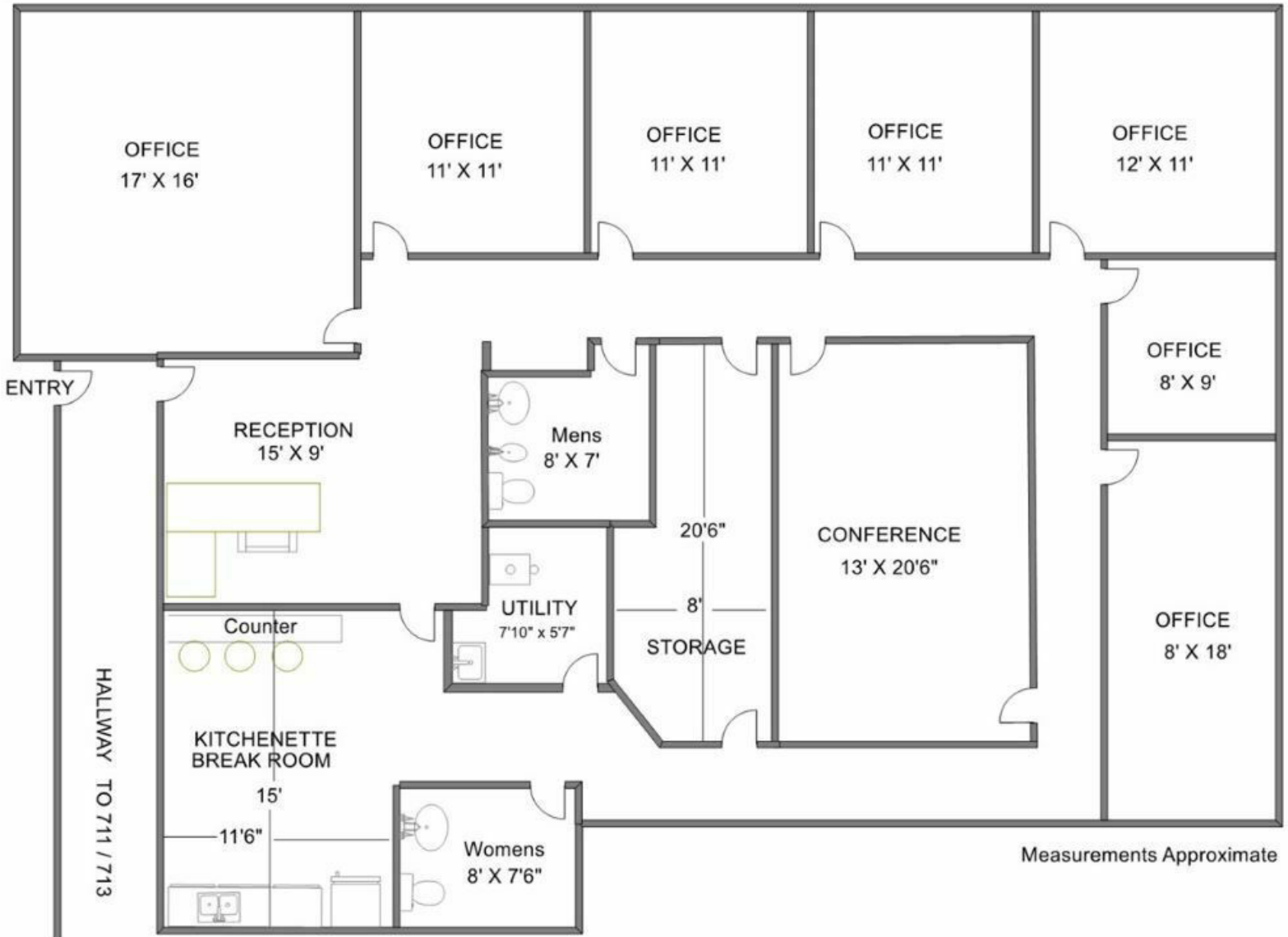
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