

1601 N. Illinois Rt 47
Woodstock, IL 60098

For Sale

MLS # 12644136

OFFICE



PROFESSIONAL OFFICE 2,460 SF

SALE PRICE: \$325,000

Professional Office 2,460 SF

PRICE REDUCED - Two story, single tenant office building.

An ideal setting for a myriad of professional uses situated on a 1.58-acre, wooded parcel located less than half a mile from the McHenry County Government Center.

The main floor is 1,445 SF and features an executive office, two private offices, one bathroom, a large admin/ reception area, a meeting/ conference room, and a room with kitchen amenities. The second floor is approximately 1,015 SF, unfinished, open area.

The basement is approximately 1,000 SF and contains extensive shelving and storage capacity.

At the rear of the property is an 800 SF (40 ft x 20 ft) pole barn set on a concrete slab. The pole barn has an overhead door, a pitched ceiling with mini skylights, and electrical service.

Specifications

Description:	Office - Two Story
Size:	2,460 SF
Land size:	1.58 Acre
Year Built:	Pre- 1950
HVAC System:	Forced Air
Electrical:	200 Amp/ 100 Volt
Washrooms:	1
Flooring:	Carpet
Ceiling Height:	8' 8"
Parking:	5+ Spaces
Sewer/Water:	Septic/ Well
Zoning:	Office
Taxes:	\$4962.62 (2025)
DIN #:	00-00-100-000

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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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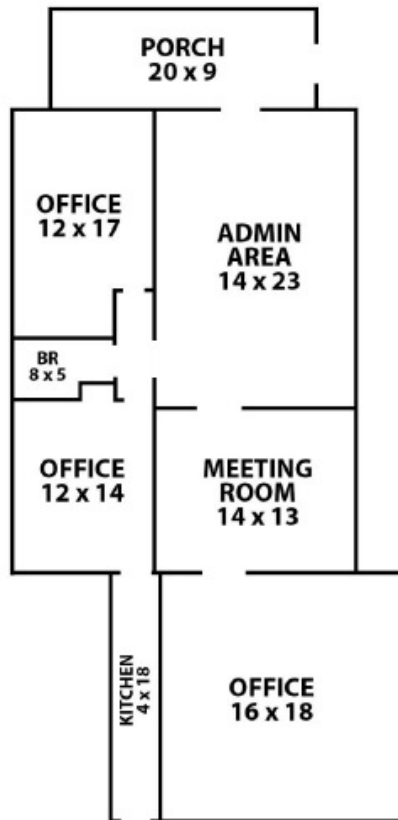
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Floor Plan - First Floor



Two-Story
1,445 SF First Floor
1,015 SF Second Floor
2,460 SF Total

Note: Measurements are approximate

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