

1249 & 1251 Cobblestone Way

Woodstock, IL 60098

For Sale

MLS # 12732409 (1249) & 12732424 (1251)

INDUSTRIAL



INDUSTRIAL CONDOS 3,510-7,020 SF

\$860,000 (\$430,000 PER CONDO)

INDUSTRIAL CONDOS 3,510-7,020 SF

Two adjacent condo units (3,510 SF each) available, offering the flexibility to be combined with a total of 7,020 SF for \$860,000.

Unit 1249: 3,510 SF features 360SF of office space, mezzanine storage space above office (not included in the SF), a slop sink, one 10'x10' drive-in-door, and shared dock with a 16'x16' door. \$430,000

Unit 1251: 3,510 SF features 360SF of office space, a slop sink, one 10'x10' drive-in-door, and a shared dock with a 16'x16' door. \$430,000

Ideally located near Rt. 47 & Northwest Hwy (behind the Harley Davidson dealership)

Association dues \$500/mo per condo.

Specifications

Year Built:	1987
Office Size:	360 SF (per condo) Mezzanine above Office in Unit 1249
HVAC System:	Split Wall Heat & AC in Office Ceiling Unit in Warehouse
Electrical:	200 Amp, 240v, 3 Phase (per condo)
Washrooms:	2 (per condo)
Ceiling Height:	15-18'
Parking:	Common
DID's:	(1) 10'x10' (per condo)
Dock:	(1) 16'x16' Common
Sewer/Water:	City/City
Zoning:	M1
Taxes:	\$14,25372 (2025) / \$7,126.86 Per Condo
PIN #:	13-16-304-003 & 004

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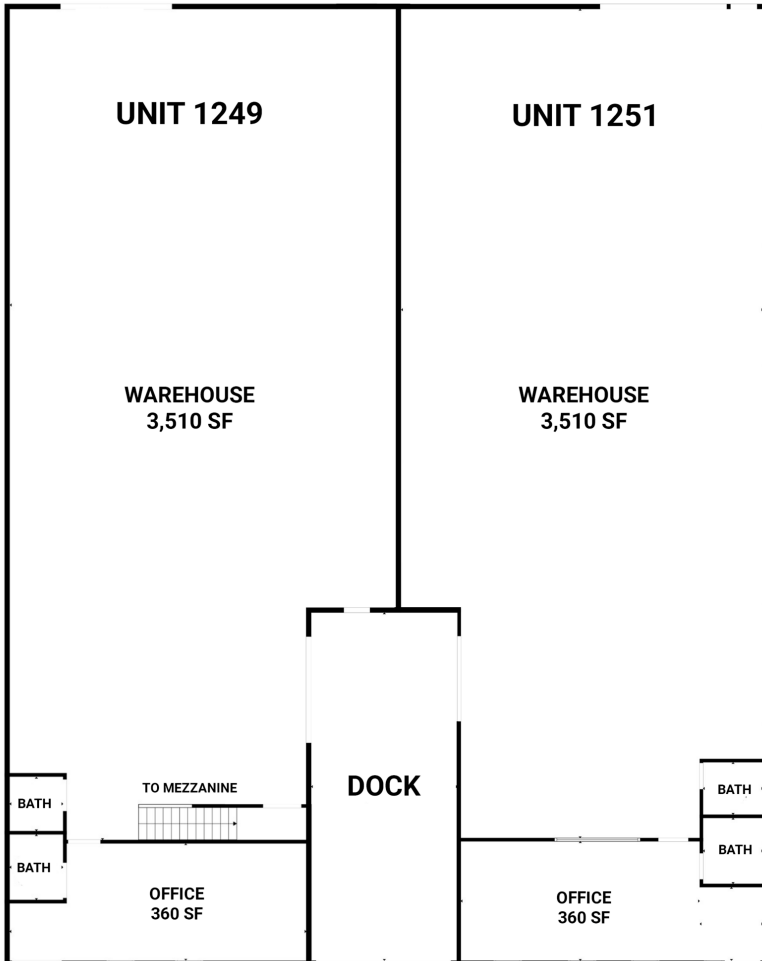
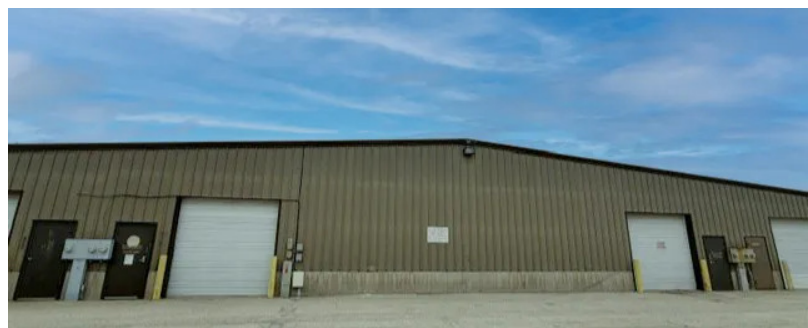
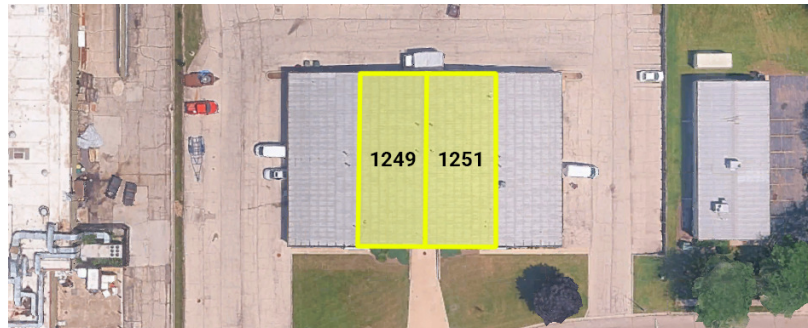
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