

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

For Sale & Lease

MLS #12525422

OFFICE



OFFICE BUILDING 12,000 SF

SALE: \$1,199,000 LEASE: \$6,900./MO (NNN)

**PROFESSIONAL OFFICE BUILDING
12,000 SF**

PRICE REDUCED!

6,000 SF main level:

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

Bonus 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. 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:	\$23,259.12 (2025)
CAM& Taxes (lease):	\$0.70 psf CAM \$1.94 psf Taxes
PIN #:	08-32-251-020

[CLICK HERE TO VIEW OUR WEBSITE](#)

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.



Heather Schweitzer
President / Designated Managing Broker
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

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

For Sale & Lease

OFFICE



[CLICK HERE TO VIEW OUR WEBSITE](#)

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.



Heather Schweitzer
President / Designated Managing Broker
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

Main Level 6,000 SF



Lower Level 6,000 SF



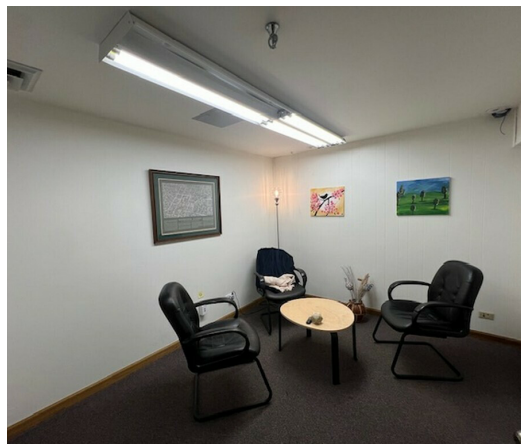
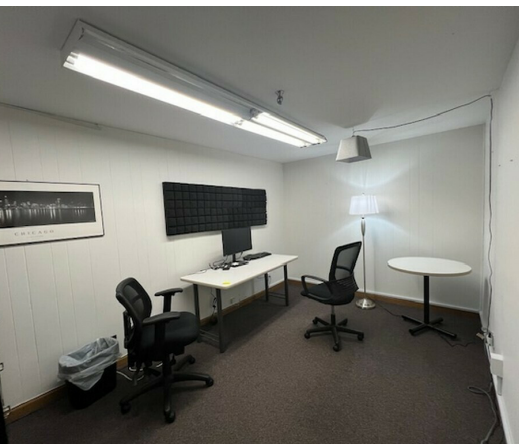
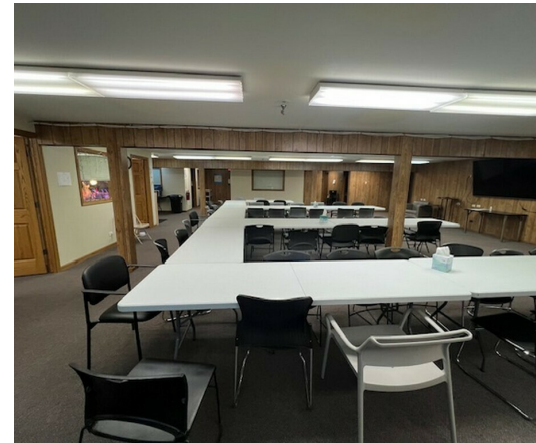
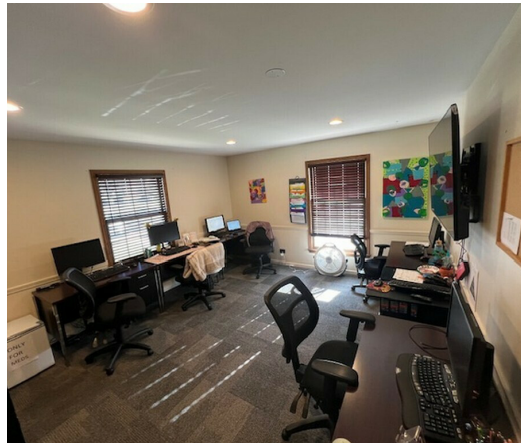
[CLICK HERE TO VIEW OUR WEBSITE](#)

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.

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

For Sale & Lease

OFFICE



[CLICK HERE TO VIEW OUR WEBSITE](#)

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.

PREMIER
COMMERCIAL REALTY

Heather Schweitzer
President / Designated Managing Broker
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156