

- Industrial
- Commercial
- Office
- Land
- Business

FOR SALE or LEASE

Office Building
7,590 SF For Sale
1,870 - 7,590 SF For Lease

7,590 SF single story free standing modern office building nestled in the woods. Space built in stages so can be leased in increments of 2,320 SF , 1,870 SF and 3,400 SF. Several private offices, a conference room, open spaces, break room with small kitchen and 5 washrooms. Also contains a 1,643 SF partially finished basement (accessed through the 2,320 SF space) and deck (accessed through the 3,400 SF and 1,870 SF spaces). Lots of natural light. Handicap accessible. Easy access to Route 31, Holiday Inn, Super Walmart and Starbucks and near the new Mercy Hospital under consideration. Adjacent 2.91 acres to the east also for sale separately. Also suitable for day care. See layout and photos. Visit Premier Commercial Realty website to see more listings.

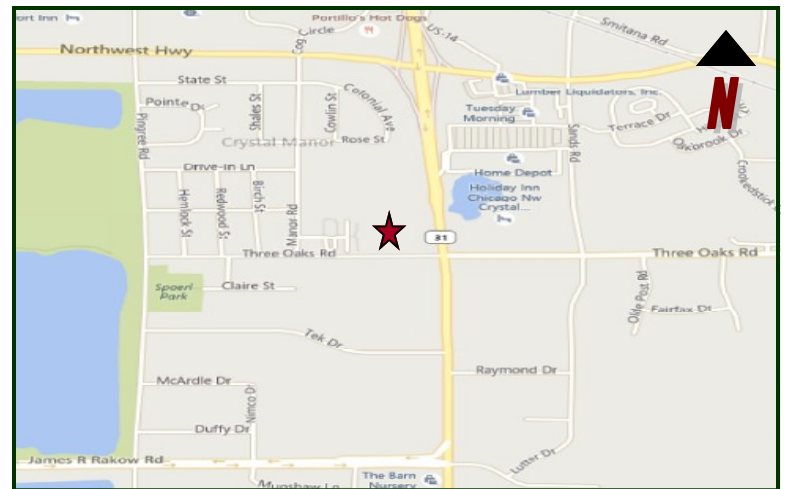


PRICE REDUCED



PROPERTY SPECIFICATIONS	
Description:	Divisible Office Building
Building Size:	7,590 SF
Land Size:	3.64 Acres (317'x500')
Year Built:	1957, 1994, 2001
HVAC System:	Gas HW and GFA/ Central Air
Electric:	200 and 600 amp Services
Sprinklered:	None
Washrooms:	5 (4 are Handicapped)
Ceiling Height:	8'-9'
Possession:	Immediate
Parking:	41 Cars
Sewer/Water:	City
Zoning:	O (Office)
Real Estate Taxes:	\$27,591.14 (2017)
CAM:	Included in Rent
Lease Term:	3-5 Years
Lease Price:	\$11.99 psf Gross
Sale Price	\$899,000 \$879,000
REDUCED:	\$699,000 (\$92.09 psf)

MLS: 09112004



Directions: Route 31 to Three Oaks , West on Three Oaks to property on right.

PIN: 19-10-176-016

April 16, 2018

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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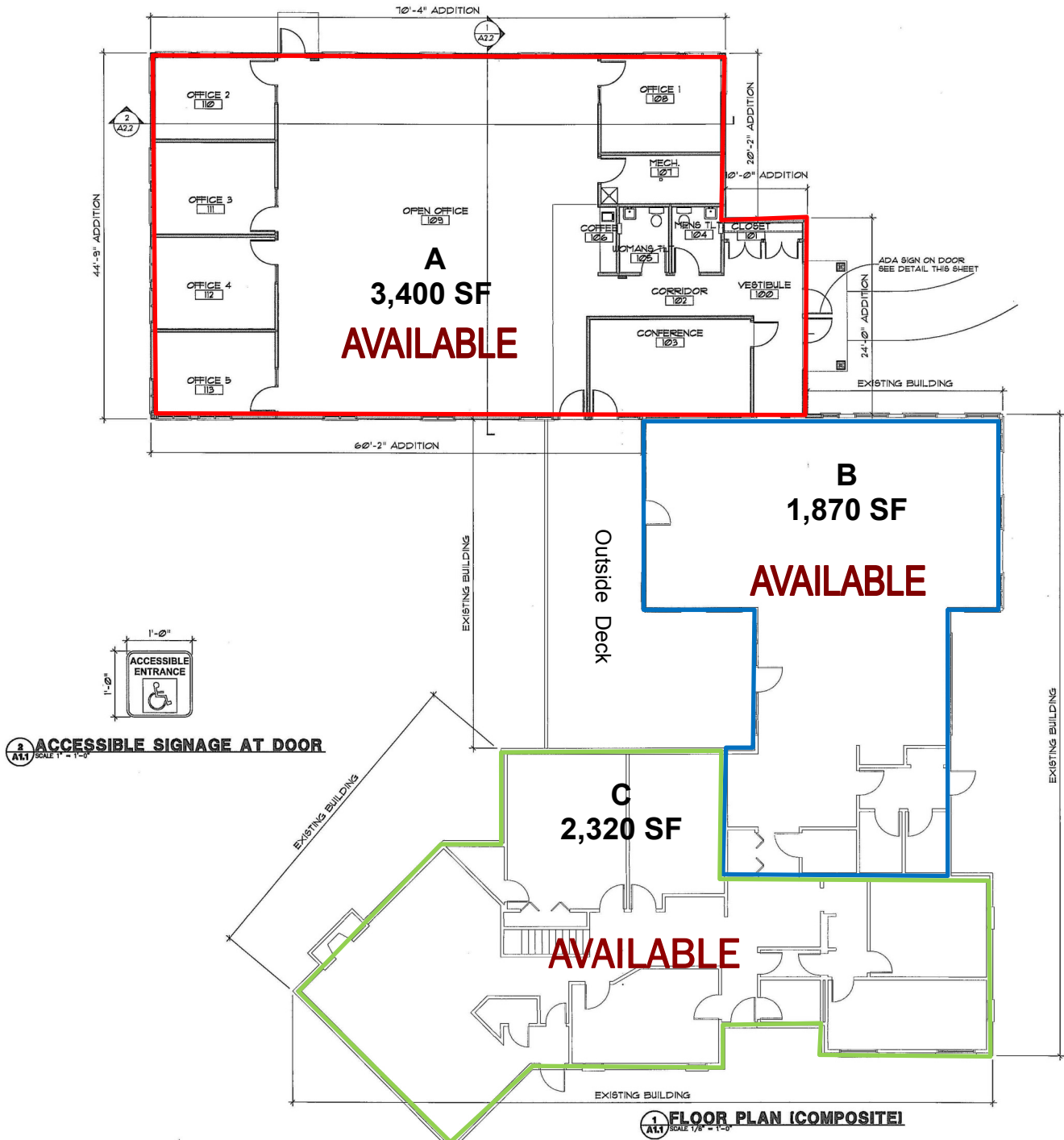
www.PremierCommercialRealty.com

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4704 Three Oaks Road
Crystal Lake, IL 60014

1,870 - 7,590 SF For Lease / Entire 7,590 SF for Sale

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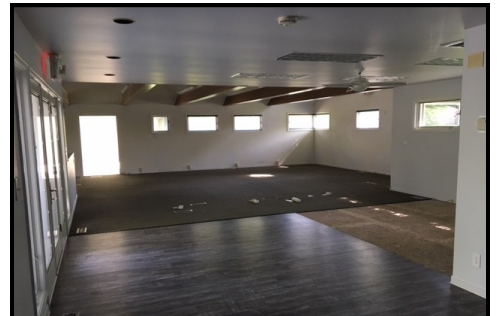
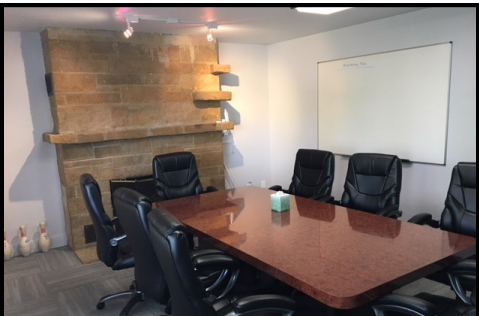


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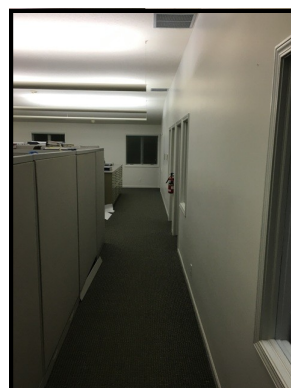
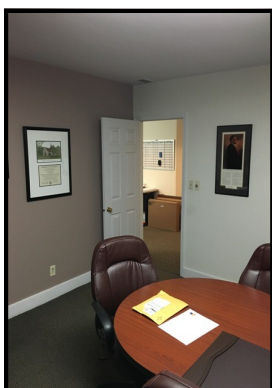
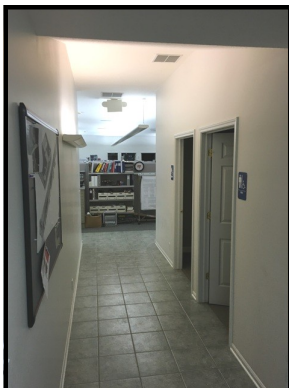
UNIT 1 (3,400 SF)



UNIT 2 (1,870 SF)



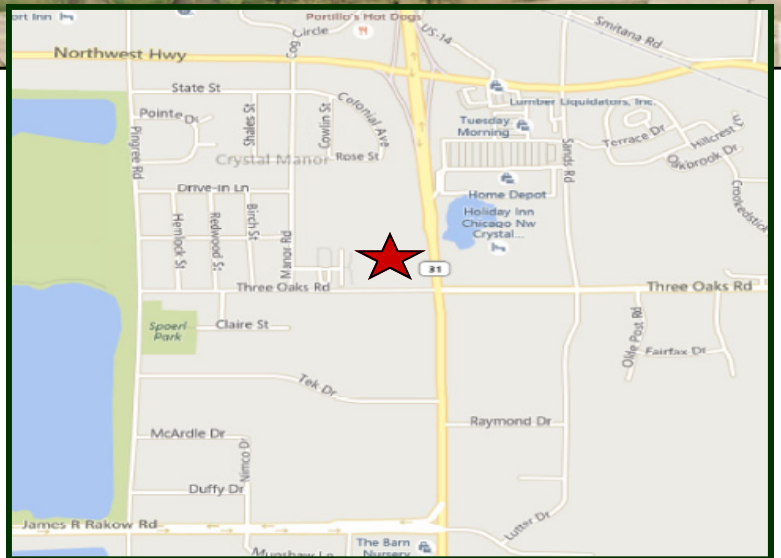
UNIT 3 (2,320 SF)



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Office Building - Aerial View

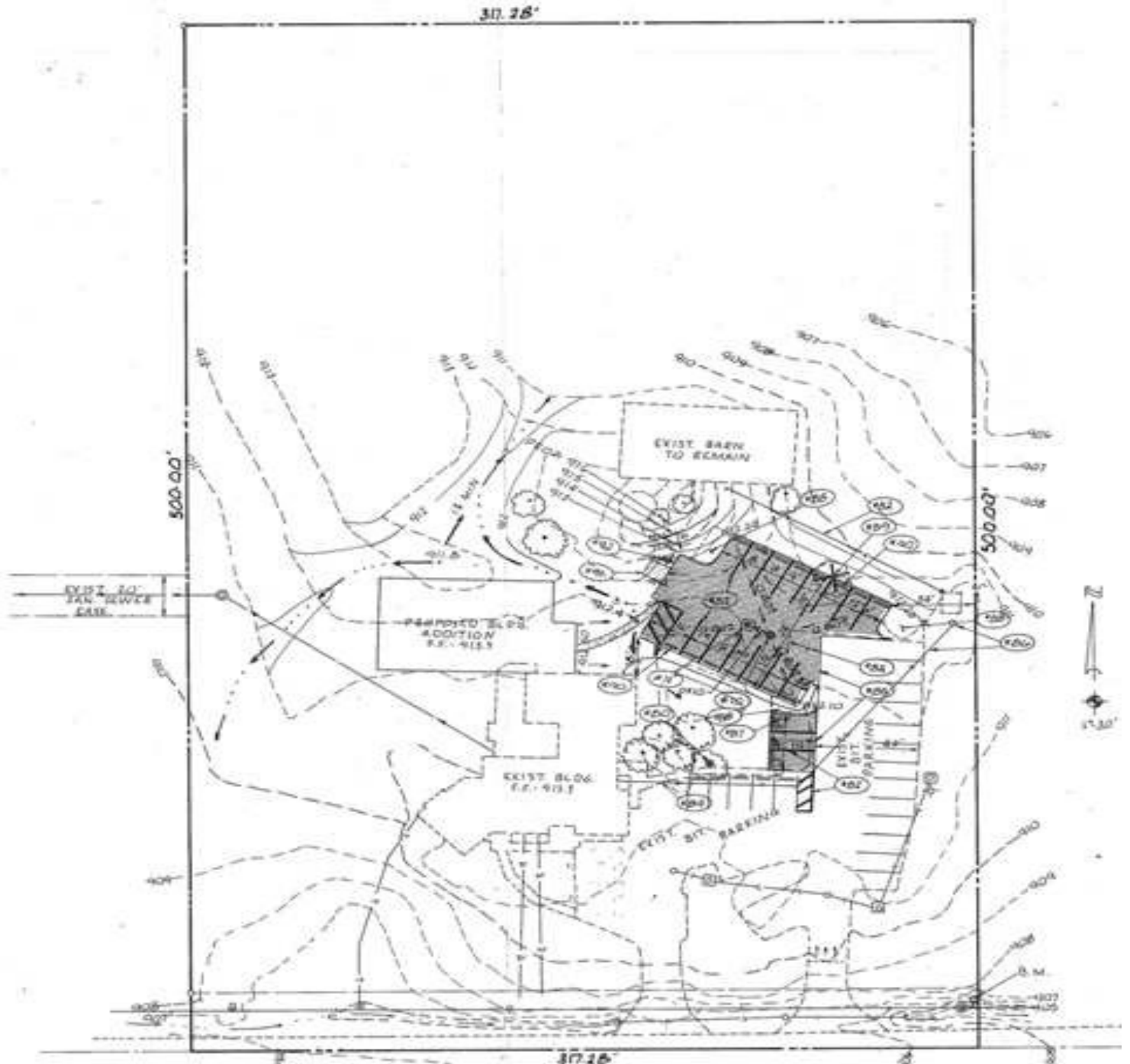


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Site Plan

Note: Barn is gone; proposed addition has been built



PARKING REQUIREMENTS:
PARKING REQUIRED: 24 SPACES
PARKING PROVIDED: 41 SPACES