

- Industrial
- Commercial
- Office
- Land
- Business

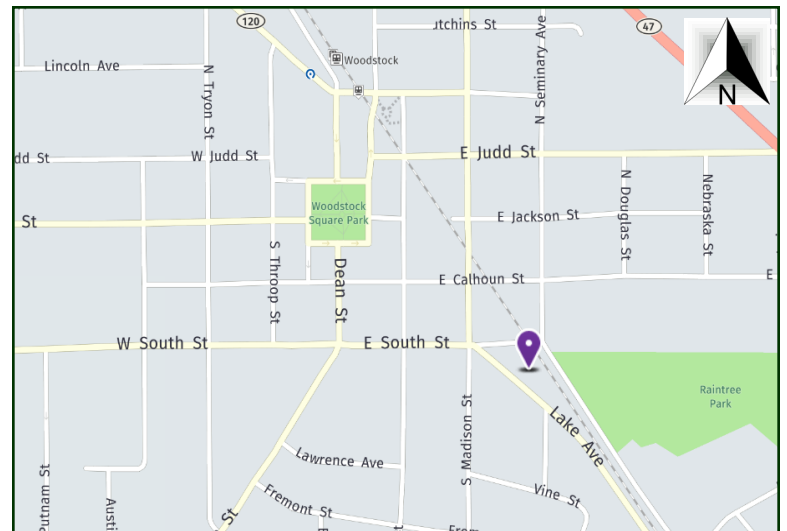
## FOR SALE

**BANK OWNED**  
**Office/Retail /Mixed Use**  
**3,650 SF**

Bank owned and ready to flip or keep cash flow. Two story brick building with at least 10 parking spaces and monument signage. Walking distance to the Woodstock Square and train station. Plenty of opportunity to remodel to meet an office or retail need. Former mixed use building with potential for multi-family with zoning change. Perfect for those ready to swing a hammer and create equity! Visit Premier Commercial Realty website to see more listings.



MLS: (office) 09960449 (retail) 09970281  
(mixed use) 09970331



Directions: Route 47 to Lake Ave. west to property on North side.

PIN: 13-08-130-005

June 4, 2018

PROPERTY SPECIFICATIONS	
Description:	Office / Retail Mixed Use -Multi Family Potential
Building Size:	3,650 SF
Land Size:	11,660 SF
Year Built:	1840
HVAC System:	GFA / Central Air
Electric:	200 Amp
Sprinklered:	No
Washrooms:	2.5
Flooring:	Varies
Possession:	Negotiable
Parking:	10
Sewer: City	Water: City
Zoning:	B3
Real Estate Taxes:	\$2,047 (2017)
Lease Price:	Not For Lease
Sale Price:	\$70,000 (\$19.70 psf)

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9225 S. IL Route 31  
Lake in the Hills, IL 60156  
Office: 847-854-2300  
Fax: 847-854-2380

**Kevin Kaplan - Broker Associate**  
Office: 847-854-2300 Ext. 13  
Cell: 309-261-0920  
KevinK@PremierCommercialRealty.com

**Bruce Kaplan - Senior Broker**  
Office: 847-854-2300 Ext. 20  
Cell: 847-507-1759  
BruceK@PremierCommercialRealty.com