

- Industrial
- Commercial
- Office
- Land
- Business

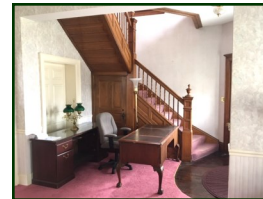
## FOR SALE

### Office Building 3,300 SF

This is a turn of the century Victorian home updated and converted to an impressive office use with all of the quality features from the past blended together with modern and updated improvements, including high ceilings and original woodwork. Former law office with 3 levels plus a basement with several private offices, reception area, large conference room / library, kitchen, bookkeeping dept and much, much more! Excellent exposure on Route 120 & Park Street in the heart of McHenry. This is a one of a kind property with monument sign exposure to 23,800 cars per day! New roof approx. 2014, new wood blinds. Furniture is negotiable. Reduced to \$75.72 psf. SBA financing available with as little as 10% down. Visit Premier Commercial Realty website to see more listings.



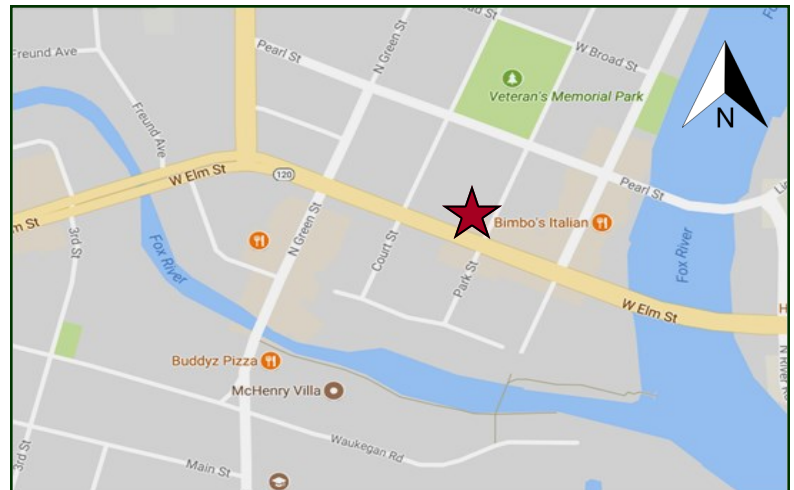
**PRICE REDUCED!**



#### PROPERTY SPECIFICATIONS

Description:	Frame Victorian Office
Building Size:	3,300 SF
Land Size:	66x132' Corner Lot
Year Built:	Circa 1882 Substantially Rehabbed.
HVAC System:	Gas Hot Water Radiant Central Air
Electric:	200 Amps
Sprinklered:	No
Washrooms:	(2) 1/2 baths
Flooring:	Carpet / Tile
Ceiling Height:	10' (varies)
Possession:	Negotiable
Parking:	8 + street
Sewer/Water:	City
Zoning:	C4
Real Estate Taxes:	\$7,527.08 (2017)
Lease Price:	STO
Sale Price:	<del>\$264,000 (\$80 psf)</del> <b>PRICE REDUCED \$249,900 (75.72 psf)</b>

MLS: 09716135



Directions: NWC Route 120 and Park Street—just 2 blocks west of Fox River Bridge.

August 8, 2018

PIN: 09-26-452-016,017

*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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3402 W. Elm (Route 120)  
McHenry, IL 60050

