

- Industrial
- Commercial
- Office
- Land
- Business

## FOR SALE

### Fully Furnished Office Condo 2,000 SF

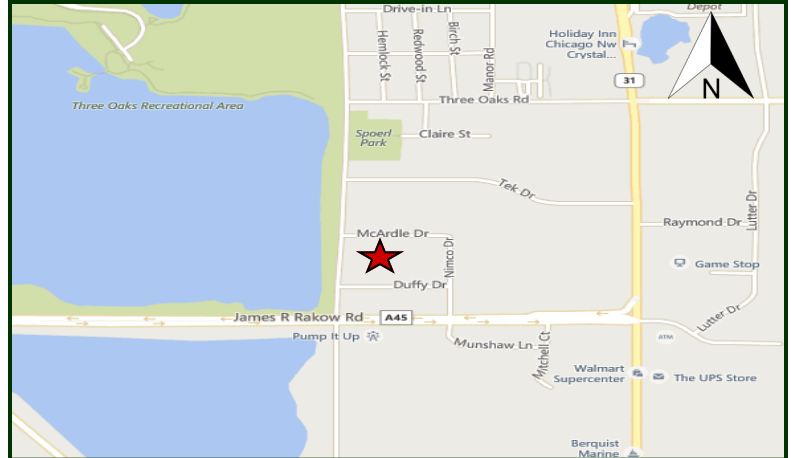
2,000 SF office condo. One story, oak trim, professional masonry end unit. (4) private offices, large open reception and work area, supply closets and coffee area. (2) restrooms, conference room could easily be made into 5th office. Office equipment and furniture included (see list). Lots of natural light. See photos and layout. Current tenant has lease until 11/19 but will move earlier if necessary. Visit Premier Commercial Realty website to see more listings.



#### PROPERTY SPECIFICATIONS

Description:	End Unit Office Condo
Building Size:	8,000 SF
Year Built:	1997
HVAC System:	GFA / Central Air
Electric:	100 amp
Sprinklered:	No
Washrooms:	2
Flooring:	Carpet / Tile
Ceiling Height:	9'
Possession:	Negotiable
Parking:	Common
Sewer/Water:	City
Zoning:	ML
Real Estate Taxes:	\$7,847.04 (2018)
Association:	\$244.00/mo.
Lease Price:	Subject to Offer
Sale Price:	\$215,000 (\$107.50 psf)

MLS: 10300317



Directions: From Route 31, Rakow (west) to Pingree (north).  
Right on McArdle, first right into office park.

PIN: 19-10-353-001

May 10, 2019

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](http://www.PremierCommercialRealty.com)

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Lake in the Hills, IL 60156  
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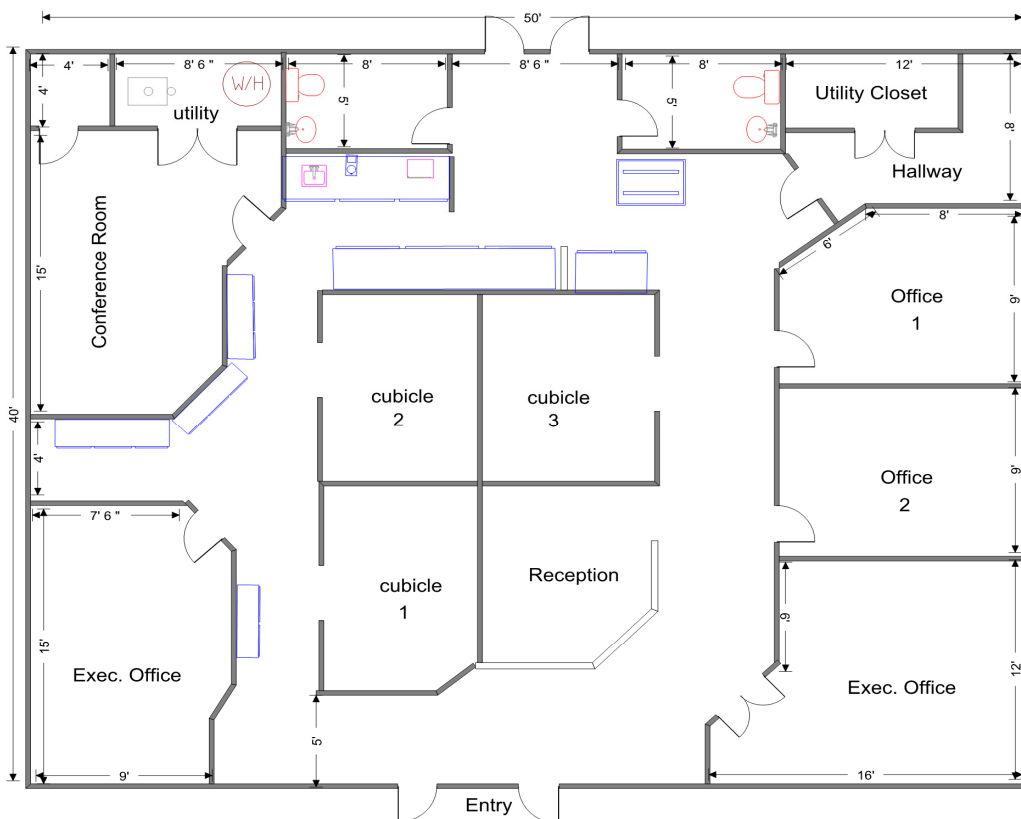
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755 McArdle Units A/B

Crystal Lake, IL



All Measurements Approximate



List of Furniture, Fixtures and Equipment (\*)  
755 McArdle Unit A/B, Crystal Lake, IL

**Executive Office 1**

1 Executive Desk w/ attached file cabinet  
1 Bookcase  
1 Executive Chair  
2 Visitor Chairs  
1 Floor Mat

**Executive Office 2**

1 Executive Desk  
1 Executive Chair  
2 2-Drawer Fireproof File Cabinets  
1 Bookcase  
1 Round Table  
2 Visitor Chairs  
1 Floor Mat

**Office 1**

1 Executive Desk  
1 Credenza  
2 Bookcases (1) 6', (1) 3'  
1 Executive Chair  
2 Visitor Chairs  
1 Floor Mat  
1 Cork Board

**Office 2**

1 Desk  
2 Bookcases (1) 4', (1) 2'  
1 Executive Chair  
2 Visitor Chairs  
1 Desk Lamp  
1 Printer  
1 Floor Mat

**Conference Room**

1 Conference Table 6'  
6 Conference Chairs  
1 Dry Erase Board  
2 6' Bookcases  
1 2' Bookcase  
2 Wall Décor  
1 Faux Floor Plant

**Common Area**

8 Vertical 5 Drawer File Cabinets  
9 Lateral 5 Drawer File Cabinets  
2 Visitor Chairs

**Kitchen**

Under Counter Refrigerator  
1 Toaster  
1 Microwave

**Reception Area**

1 Desk Chair  
1 Built In Desk  
1 Casio Calculator  
1 2-Door Cabinet  
1 4' Bookcase

**Utility Hallway**

2 6' Bookcases

**Cubicle 1**

1 3 Drawer Lateral File Cabinet  
1 Built in Desk

**Cubicle 2**

2 3 Drawer File Cabinets  
1 Executive Desk  
1 Chair  
1 Floor Mat

**Cubicle 3**

1 3 Drawer File Cabinets  
1 Executive Desk  
1 Desktop Printer

Phone System: KX-T 7000 Panasonic Phone  
System (8) Phones (In Storage)

\*subject to change