

## FOR SALE OR LEASE

### Office/Retail Condo 1,375 SF

Well priced and built out office/retail condo on busy Route 31. Reception, 3 private offices, kitchenette and one handicap washroom. Former chiropractic office and massage therapy. Great exposure on newly widened Route 31. Rent only \$1,400/month gross or buy for only \$87.20 psf. In Trinity Commons. Association dues are \$182.63/mo. See attached layout and photos. Immediate occupancy available. Visit Premier Commercial Realty website to see more listings.

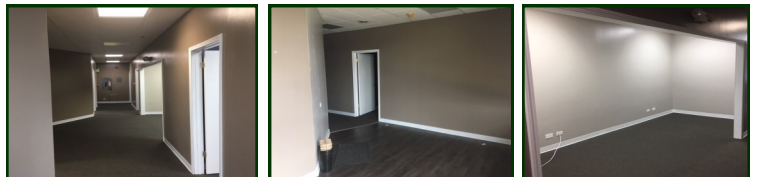
MLS: 10140738

#### PROPERTY SPECIFICATIONS

Description:	Office/Retail Condo
Building Size:	65,000 SF
Land Size:	Condo
Year Built:	1996
HVAC System:	Gas Forced Air / Central Air
Electric:	200 amp 3 phase
Sprinklered:	Yes
Washrooms:	1 Handicapped
Floors:	Carpet/Tile
Ceiling Height:	9'
Possession:	Negotiable
Parking:	Common
Sewer: Septic	Water: Well
Zoning:	B4
Real Estate Taxes:	\$2,831.74 (2018)
CAM:	\$182.63/mo.
Lease Term:	2-5 Years
Lease Price:	\$1,400/mo. gross (\$12.22 psf)
Sale Price:	\$119,900 (\$87.20 psf)

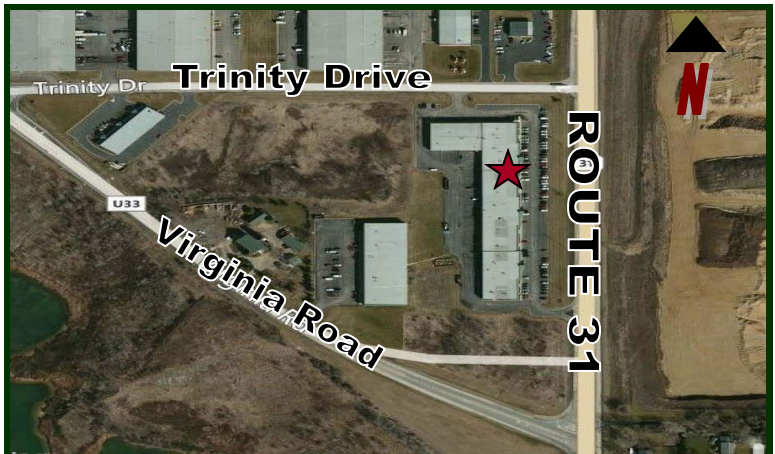


TRINITY COMMONS



Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$105,461	\$85,689	\$90,584
Population	2,025	52,205	149,793

TRAFFIC COUNTS: 23,200 vehicles per day



**Directions:** From Route 14, go south on Route 31 past Rakow Road. Property just south of Trinity Drive.

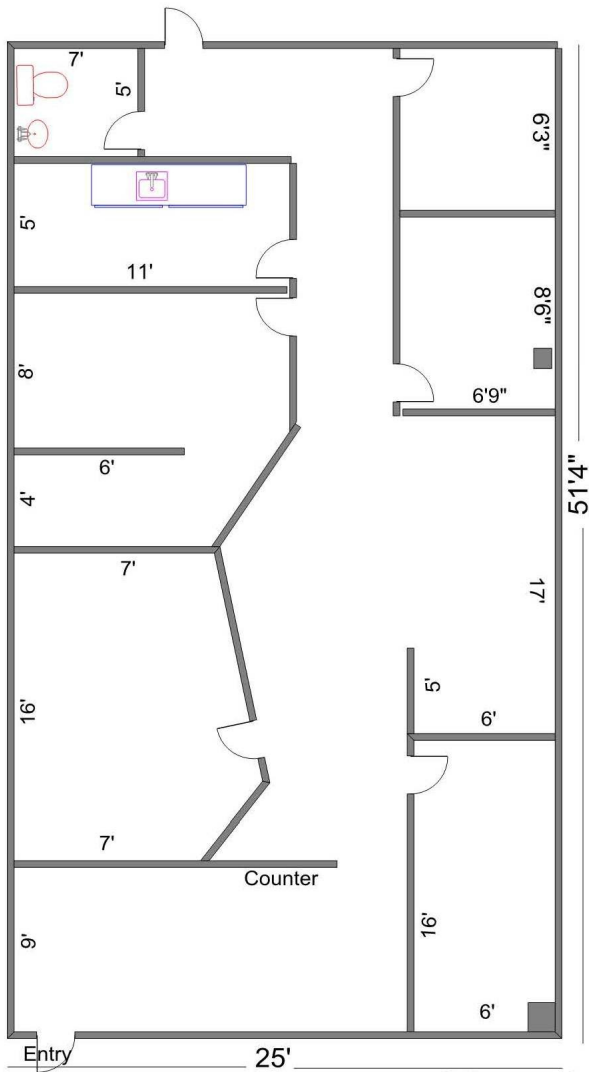
**PIN:** 19-22-127-010

May 17, 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.

- Industrial
- Commercial
- Office
- Land
- Business

9203 S. Route 31  
Lake in the Hills, IL 60156



All Measurements are Approximate

