

FOR SALE OR LEASE

Office Condos

625 - 1,250 SF (sale or lease)

625 - 2,500 (sale)

(2) contiguous 625 SF office condos can be combined ranging from 625 SF to 1250 SF available for sale or lease.

Unit 2: Open area, (2) private offices, bath.

Unit 3: Wide open area with bath.

Units 1 & 4: Currently leased until 7/21/21. Perfect for a user/investor situation. Contact Broker for rent details.

High speed internet available. ADA compliant with ample parking, HOA of \$135 /mo. per unit includes water, landscaping and snow removal. Motivated seller. Priced at \$70 psf for sale, or \$9. psf NNN for lease (for 1,250 SF). See photos and layout. Visit Premier Commercial Realty website to see more listings.



PROPERTY SPECIFICATIONS

Description:	Office Condos
Building Size:	2,500 SF (4) 625 SF units
Year Built:	2000
HVAC System:	GFA / Central Air
Electric:	100 amps per Unit
Sprinklered:	Yes
Washrooms:	1 per Unit
Ceiling Height:	9'
Parking:	Common
Sewer: City	Water: City
Zoning:	B3
Real Estate Taxes:	\$1,223.88 per Unit (\$1.95 psf) 2018
Association:	\$135/mo. per Unit (\$2.59 psf)
Lease Term:	3+ Years
Lease Price:	\$9. psf NNN (for 1,250 SF)
Sale Price:	\$43,750 /unit (\$70 psf) \$87,500 for 2 Units \$175,000 for all 4 Units

MLS:

10493921 Unit 1 10493937 Unit 4 (for sale)
10314368 Unit 2 10314375 Unit 3 (sale or lease)



Directions: Algonquin to Pyott, North to Oak, West to Property.

PIN: 19-21-332-009 (Unit 1) 19-21-332-010 (Unit 2)
19-21-332-011 (Unit 3) 19-21-332-012 (Unit 4)

August 22, 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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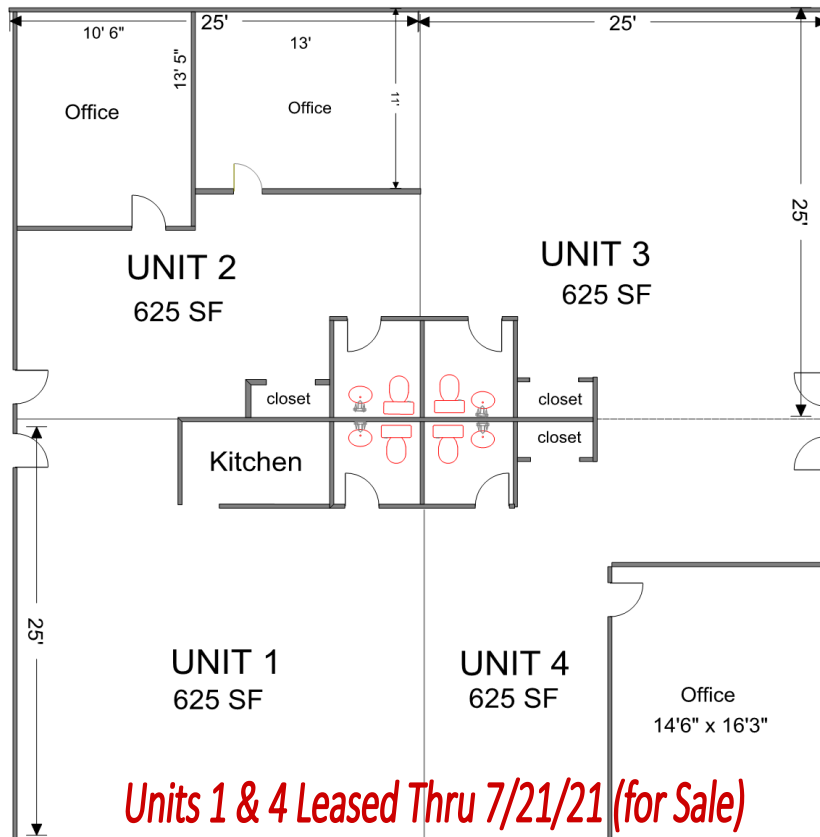
www.PremierCommercialRealty.com

- Industrial
- Commercial
- Office
- Land
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960 E Oak St.
Units 1-4
Lake in the Hills, IL 60156



Units 2 & 3 Available for Sale or Lease



Units 1 & 4 Leased Thru 7/21/21 (for Sale)

Measurements Approximate