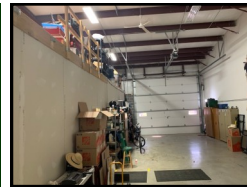


- Industrial
- Commercial
- Office
- Land
- Business

FOR SALE

INDUSTRIAL CONDO ± 1,500 SF

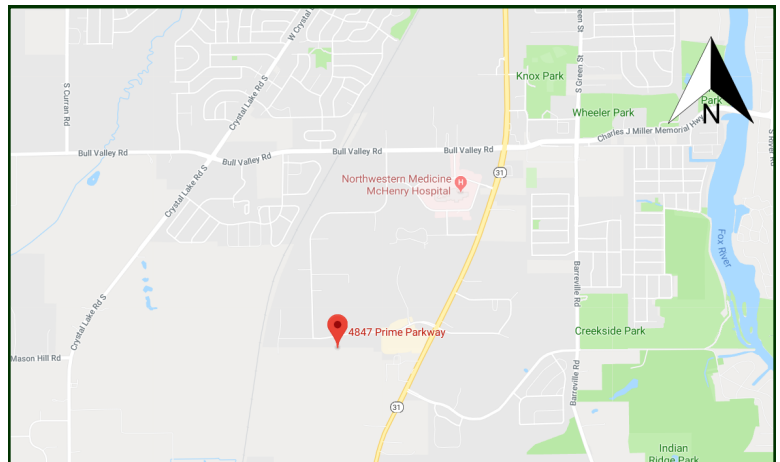
Ideal contractor condo with all the amenities! 500 ± SF office with built in desks and cabinets. Break room with refrigerator, 1,000 SF warehouse with LED lighting, triple basin drain, ample power, slop sink, 14x16 DID and 500 SF mezzanine above the office with live load capacity of 125 lb psf. Security system with closed circuit cameras included in sale. No automotive use. See layout and photos. Visit Premier Commercial Realty website to see more listings.



PROPERTY SPECIFICATIONS

Description:	Industrial Condo
Year Built:	2005
Building Size:	36,000 SF
Condo Size:	±1,500 SF
Office/Showroom:	±500 SF
HVAC System:	GFA / Office A/C
Power:	200 amp 3 Phase
Sprinklered:	No
Floor Drains:	Triple Basin
Ceiling Height:	20-22'
Parking:	Common
Washroom(s):	1
Truck Docks:	None
Drive-in-Doors:	1 (14x16)
Sewer: City	Water: City
Possession:	Closing
Zoning:	I-1
Real Estate Taxes:	\$3,658.64 (2018)
CAM:	\$95/mo.
Sale Price:	\$129,750 (\$86.50 psf)

MLS: 10501433



DIRECTIONS: Prime Parkway West of Route 31, on South side of Street.

PIN: 14-10-178-008

August 26, 2019

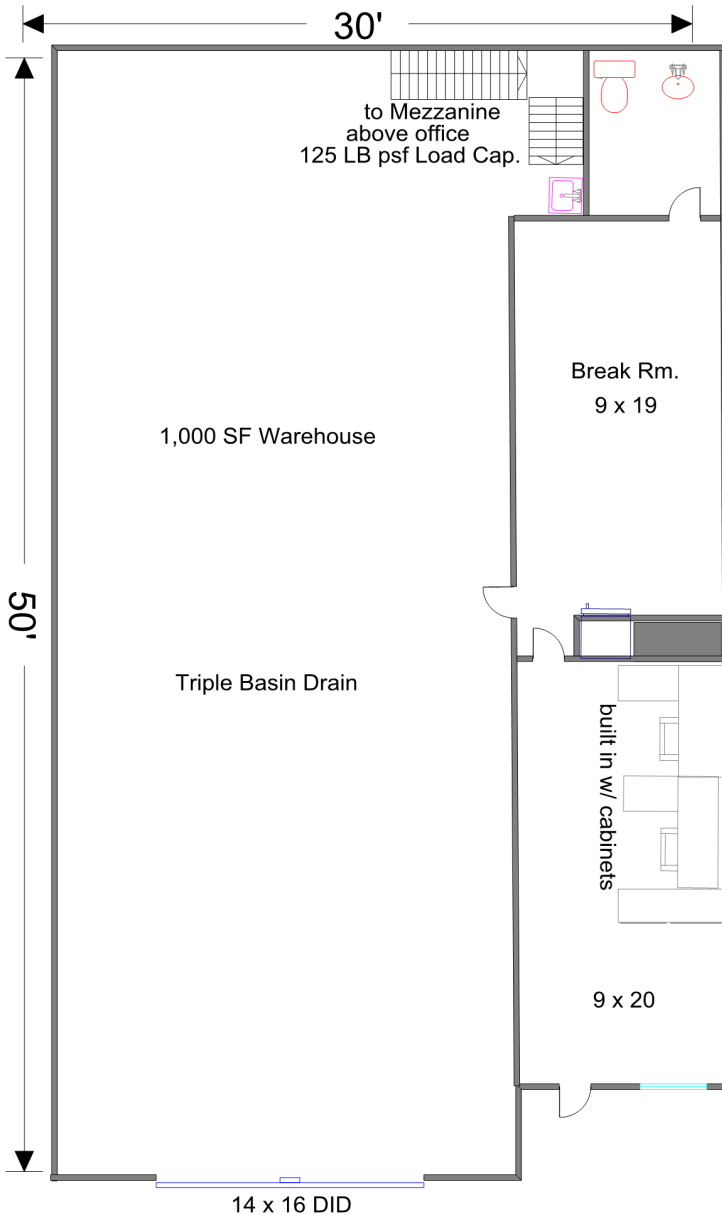
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4847 Prime Parkway
McHenry, IL 60050



Measurements are Approximate

