

- Industrial
- Commercial
- Office
- Land
- Business

### FOR SALE or LEASE

**Office Space/Building**  
**1,816 SF (Sale)**  
**925 SF (Lease)**

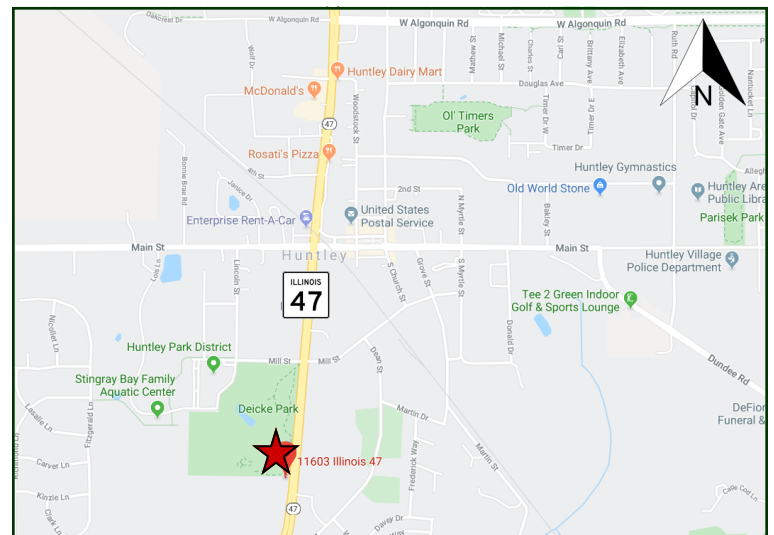
Own your own office with tenant income. 1,816 SF office with 925 SF space available for tenant to lease or new owner to occupy. Open concept office with many windows overlook Deicke Park. Private bathrooms, shared kitchenette & full basement for storage. Prime location on Route 47 with monument signage. See layout and photos. Contact broker for financial information. Visit Premier Commercial Realty website to see more listings.



#### PROPERTY SPECIFICATIONS

Description:	Office
Building Size:	1,816 SF plus Basement
Land Size:	.36 Acre
Year Built:	1945
HVAC System:	GFA / Central Air
Electric:	100 amp
Sprinklered:	No
Washrooms:	2 (1 per suite)
Flooring:	Carpet / Tile
Ceiling Height:	8'
Possession:	Negotiable
Parking:	9 (1 handicapped) Common
Sewer:	City
Water:	City
Zoning:	B3
Real Estate Taxes:	\$7,674 (2018) Included in Rent
CAM & Utilities:	Included in Lease
Lease Term:	3-5 Years
Lease Price:	\$1250/mo. Gross (\$16.22 psf)
Sale Price:	\$285,000

MLS: 10560380



**Directions:** Algonquin Road South on Route 47 to Property on West side.

**PIN: 18-33-301-004**

November 11, 2019

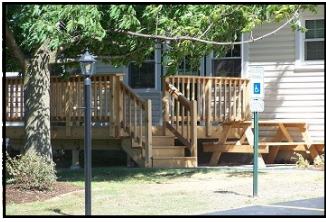
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11603 S. Route 47  
Huntley, IL 60142



REAR OF BUILDING



SUITE D



LEASED

COMMON





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