

- Industrial
- Commercial
- Office
- Land
- Business

FOR SALE OR LEASE

Office Condos 625 SF - 1,250 SF

Two 625 SF (25'x25') masonry single story office condos in a 35,000 SF professional complex adjacent to Illinois State Bank, offered for sale or lease.

Unit 1 has a private office and an open clerical area., handicap bath and storage area.

Unit 4 has an open floorplan, handicap bath and closet.

Lease either unit for only \$750/mo. gross. Ideal for attorney, accountant, insurance agency etc. B3 zoning allows many uses. Ample parking. Crawl space allows easier buildouts. Buy or lease one or both ! See layouts and photos. Visit Premier Commercial Realty website to see more listings.



UNIT 1



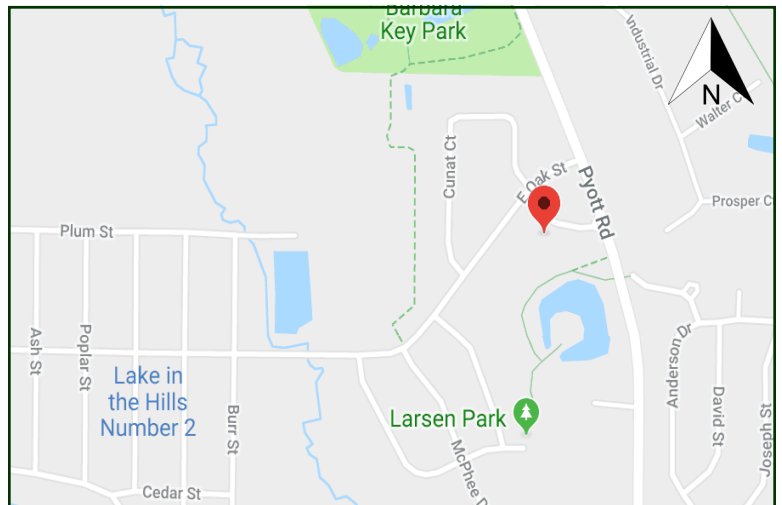
UNIT 4



Unit 1: 10351684

MLS:

Unit 4: 10351655



Directions: Rakow Road to Pyott, South on Pyott to Oak Street. Right on Oak to Parking lot on left.

PIN: 19-21-332-003 & 004

January 13, 2020

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.

PROPERTY SPECIFICATIONS

Description:	Office Condo
Building Size:	625 SF (each)
Year Built:	2000
HVAC System:	GFA/ Central Air
Electric:	100 amps
Sprinklered:	Yes - dry
Washrooms:	(1) per Unit
Ceiling Height:	8'5" Finished
Possession:	Immediate
Parking:	Common
Sewer: City	Water: City
Zoning:	B3
Real Estate Taxes:	\$2,120.08 (per Unit) (2018) Included in Lease
Association :	\$135/mo. (per Unit) Included in Lease
Lease Each:	\$750/mo. Gross (\$14.40 psf)
Lease Both:	\$1500/mo. Gross (\$14.40 psf)
Sale Price Each:	\$49,950 \$79.92 psf
Sale Price Both:	\$99,900 \$79.92 psf

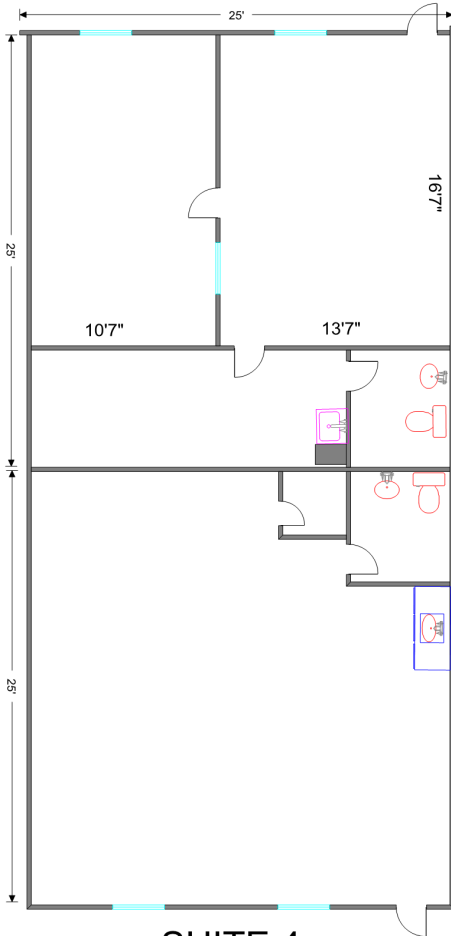
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SUITE 1



SUITE 4



SUITE 1



SUITE 4

