

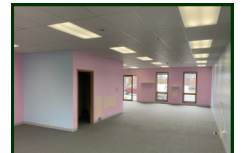
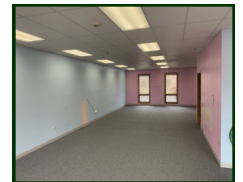
- Industrial
- Commercial
- Office
- Land
- Business

FOR SALE

Office Condo (s) 2,500 SF (divisible)

Bank Owned / PRICE REDUCED

Bank owned masonry single story office condo (s). Formerly used as a daycare. Total of 2,500 SF (50x50) easily divisible to (2) 1,250 SF units with one open 1,250 SF space and (2) 625 SF spaces (no private offices). Crawl space contains furnaces and water heaters and makes for easier buildouts. Association dues of \$270/mo per 1,250 SF unit. Located off Pyott road behind Illinois State Bank building. Bank will finance for qualified buyer. 10% down SBA financing also available. 4 PINs, potential to assemble up to 7,500 SF of contiguous condo units also for sale by separate owners. Unbelievable low price of only \$62. psf. Visit Premier Commercial Realty website to see more listings.



PRICE REDUCED



PROPERTY SPECIFICATIONS

Description:	Office Condo (s)
Building Size:	2,500 SF (2) 1,250 SF units
Year Built:	2000
HVAC System:	GFA / Central Air
Electric:	100 amps per Unit
Sprinklered:	Yes
Washrooms:	(2) ADA
Ceiling Height:	9'
Parking:	Common
Sewer: City	Water: City
Zoning:	B3
Real Estate Taxes: 2019	\$5,039.44 (all 4 units) \$2.02 psf.
Association:	\$135/mo. per Unit (\$2.59 psf)
Sale Price:	-\$163,000 (full 2,500 SF) REDUCED \$155,000 (\$62 PSF)

MLS: 10350032



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

PIN: 19-21-332-005 19-21-332-006
19-21-332-007 19-21-332-008

June 16, 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.

[CLICK HERE
TO VISIT OUR WEBSITE](#)

www.PremierCommercialRealty.com

9225 S. IL Route 31
Lake in the Hills, IL 60156
Office: 847-854-2300
Fax: 847-854-2380

Kevin Kaplan - Broker Associate
Office: 847-854-2300 Ext. 13
Cell: 309-261-0920
KevinK@PremierCommercialRealty.com

Bruce Kaplan - Senior Broker
Office: 847-854-2300 Ext. 20
Cell: 847-507-1759
BruceK@PremierCommercialRealty.com

PREMIER COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

970 E Oak Street
Units A-D
Lake in the Hills, IL 60156

