

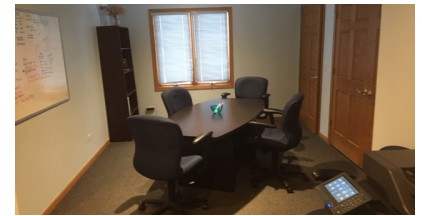
755 McARDLE, UNITS G&H CRYSTAL LAKE, IL 60014

FOR SALE OR LEASE

PRICE REDUCED

MLS #10691834 (G&H), 10691839 (G), 10691843 (H)

October 27, 2020



OFFICE CONDO — 2,000 SF (Divisible)

See table for pricing

DESCRIPTION

2,000 SF divisible to 1,000 SF, window lined, oak trim, professional end unit office condo. (4) private offices, large open reception and work area. Supply closets and coffee area, (2) finished baths, semi-private conference room — could easily be made into a 5th private office. See photos and layout.

Huge discount if both units purchased together. Only \$87.50 psf. End unit (Unit H) can be purchased separately for \$125,000. Interior 1,000 SF unit, (Unit G) can be purchased separately for \$99,900. Current tenant needs 60-day notice to vacate. SBA financing available with 10% down. Association dues are \$240/mo. per unit.

Units can be leased together for \$12 psf gross (\$2,000/mo gross). Visit Premier Commercial Realty website to see more listings.

SPECIFICATIONS

Description	End Unit Office Condo
Building Size	8,000 SF
Year Built	1997
HVAC System	GFA / Central Air
Electrical	100 AMP
Sprinkled	No
Washrooms	2 ADA
Ceiling Height	9'
Parking	Common
Sewer/Water	Municipal
Zoning	M1
PIN #	19-10-353-006
Real Estate Tax	\$8326.54 (2019)
Association Dues	\$240/mo (each unit)
Possession Date	Negotiable

UNIT & DESCRIPTION	SALE PRICE	LEASE PRICE
Unit G (1,000 SF inline)	\$99,900	N/A
Unit H (1,000 SF end unit)	\$125,000	N/A
Units G&H (2,000 SF)	\$199,000 \$175,000	\$12/psf Gross (\$2,000/mo)

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.



- Industrial
- Commercial
- Office
- Land
- Business

CLICK HERE
to view our website

BRUCE KAPLAN

Senior Broker
Office: 847-854-2300 Ext 20
Cell: 847-507-1759

BruceK@PremierCommercialRealty.com

KEVIN KAPLAN

Associate Broker
Office: 847-854-2300 Ext 13
Cell: 309-261-0920

KevinK@PremierCommercialRealty.com

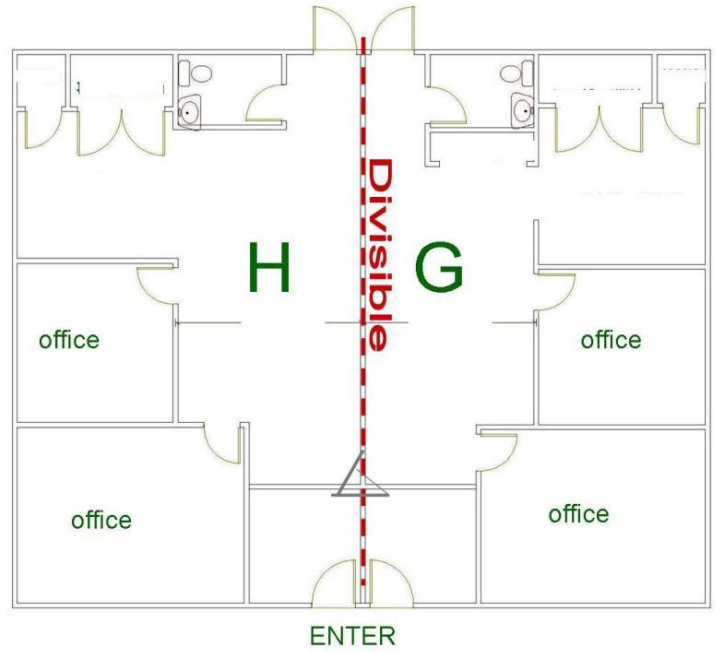
9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
Office: 847-854-2300 | Fax: 847-854-2380

755 McARDLE, UNITS G&H CRYSTAL LAKE, IL 60014

FOR SALE OR LEASE



FLOOR PLAN



PREMIER
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

[CLICK HERE](#)
to view our website

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