

1308 S. MAIN (ROUTE 31) ALGONQUIN, IL 60102

FOR SALE

MLS #10913924

June 11, 2021



2,528 SF OFFICE BUILDING
OWNER/USER OR INVESTMENT

\$170,000

DESCRIPTION

Office & Garage Ideal for Investor or Owner/User in Trades

2,528 SF freestanding building consists of 1,200 SF office and 1,328 SF garage. Current tenant has been leasing office since 2016 and intends to stay and will sign a lease with new owner. Back 1,328 SF 3 car garage with 8x10 doors is available for additional income or can be owner occupied. Ideal for an investor or owner/user in the trades who needs office and storage space. Tenant pays utilities and snow removal. Ideally located south of Algonquin bypass on Route 31 with monument signage. See layout and photos (interior photos taken prior to current tenant occupancy). Contact broker for financials.

SPECIFICATIONS

Description	Freestanding Office
Building Size	2,528 SF Total 1,200 SF Office 1,328 SF Garage
Land Size	.18 AC
Year Built	1954
HVAC System	GFA / Central Air
Electrical	100 AMP
Sprinklers	No
Washrooms	1
Ceiling Height	8 FT
Parking	5 (for office) and Rear
Sewer/Water	City
Zoning	B1
RE Taxes	\$5,465.78 (2020)
CAM	Tenant pays Snow & Utilities
PIN	19-33-485-011

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,858	61,121	144,023
Avg Household Income	\$96,338	\$89,336	\$93,346
Daily Traffic Counts: 18,100 vpd on Route 31			

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.

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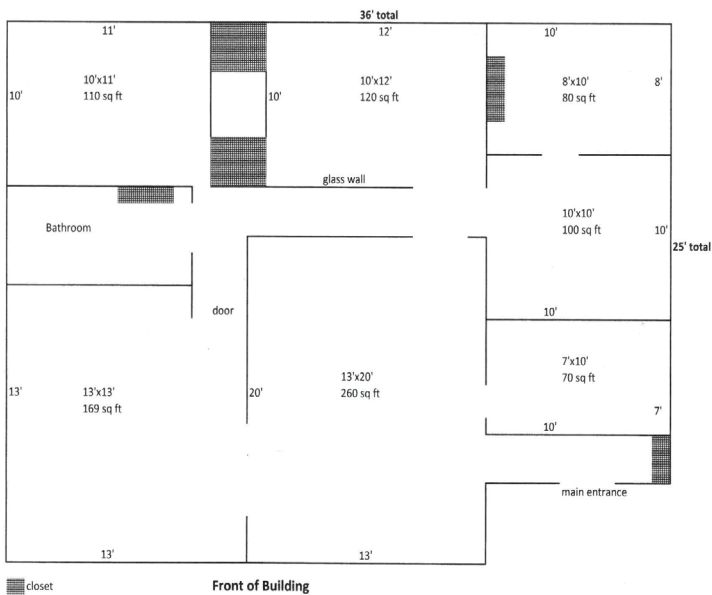
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