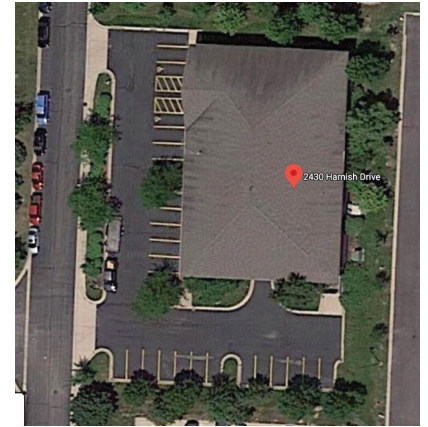


2430 HARNISH DRIVE ALGONQUIN, IL 60102

FOR SALE OR LEASE

MLS # 10688818

June 2, 2021



OFFICE / RETAIL - 9,600 SF

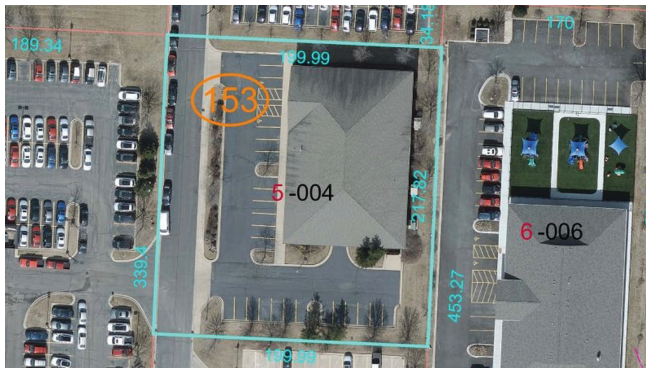
Sale: \$795,000 (\$82.81 psf)

Lease: \$9.75 psf Gross

DESCRIPTION

9,600 SF Freestanding 1-Story Office Building

The interior of this 1-story brick building is a warm shell with (2) bathrooms and (1) office. Ready to be built out to suit the new owner or tenant. Just one block from high traffic Randall Road corridor. There is (1) DID 8x8' on side of building. Clear ceiling height is 16'. City of Algonquin B1 zoning allows for a wide variety of commercial uses. Owner will consider all serious offers.



SPECIFICATIONS

Description	Freestanding Brick Building
Building Size	9,600 SF (120' x 80')
Land Size	43,422 SF
Year Built	2002
HVAC System	GFA / Central Air
Electrical	100 AMP
Sprinkled	Yes
Washrooms	2
Ceiling Height	16'
Parking	30
Sewer/Water	City
Zoning	B1
RE Taxes	\$24,300.14 (2020)
CAM	\$1.75 psf (estimated)
Possession Date	Negotiable
Lease Term	Negotiable
PIN Number	19-32-153-004

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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MICHAEL DEACON
Senior Broker

Office: 847-854-2300 Ext 28
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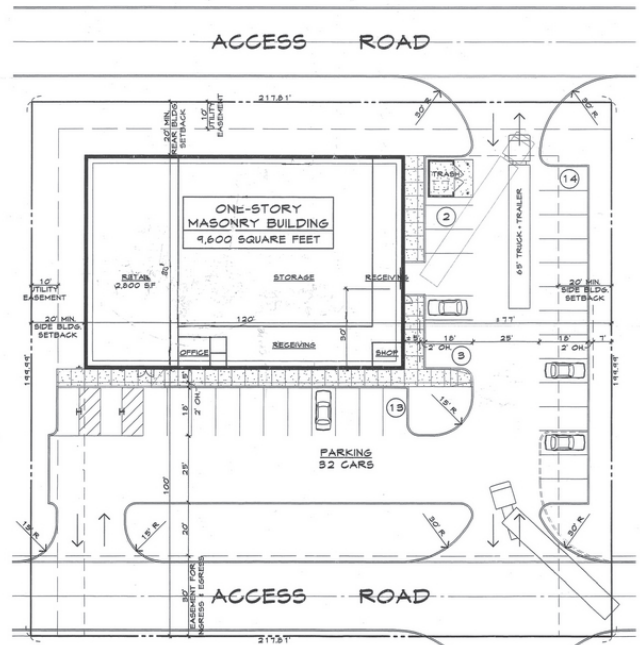
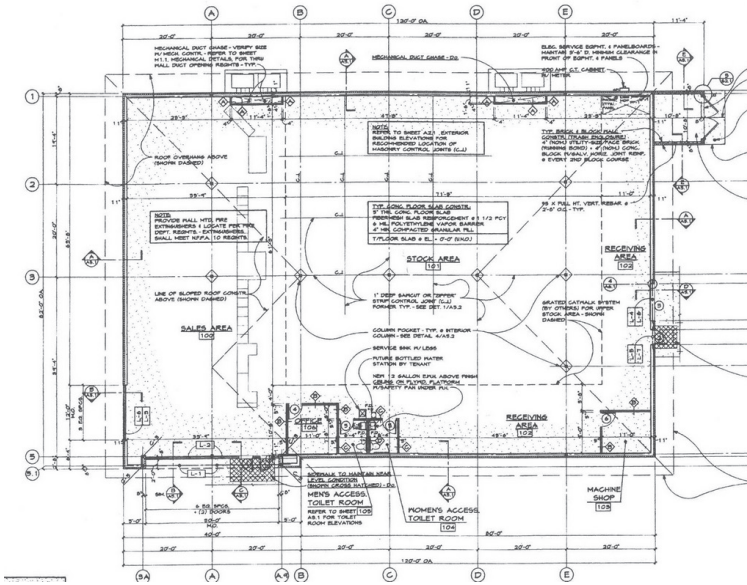
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2430 HARNISH DRIVE ALGONQUIN, IL 60102

FOR SALE OR LEASE

FLOOR PLAN & SITE PLAN



site plan -n

1" = 20'

• SITE INFORMATION TAKEN FROM DRAWINGS DATED MARCH 15, 2001 AS PREPARED BY BECKER ARCHITECTS LIMITED, LICENSED ILLINOIS ARCHITECT



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