

101 N THROOP STREET WOODSTOCK, IL 60098

FOR SALE OR LEASE

MLS # 10080634

July 16, 2021



OFFICE BUILDING 4,561 - 9,122 SF

Sale: ~~REDUCED \$799,000~~ \$759,000
Lease: \$15 psf Gross

DESCRIPTION

OFFICE BUILDING
9,122 SF (sale) 4,561 SF (lease)
w/elevator and full basement
PRICE REDUCED

2-story 9,122 SF elevator building with full basement for sale and lease.

1st floor (currently owner occupied) has large lobby, 5 private offices, 2 conference rooms, 1 restroom and open clerical area.

2nd floor (available for lease) is 4,561 SF consisting of 5 private offices, server room, storage, kitchenette, 2 restrooms and large open clerical.

In the event of a sale, owner will consider a lease back of 1st floor of building. 2nd floor is available for lease.

Located just off Woodstock Square. Currently a law office with potential for many uses. Private parking lot with 14 spaces and adjacent to public parking lot. This building is also located in a TIF area and Enterprise Zone. Contact broker for details regarding the TIF and Enterprise Zone incentives.

SPECIFICATIONS

Description	Freestanding Brick Office
Building Size	9,122 SF
Land Size	.25 Acre
Year Built	1945
HVAC System	GFA / Central Air
Electrical	100 amp
Sprinkled	No
Washrooms	3 (plus 2 potential in basement)
Ceiling Height	9'
Parking	14 spaces (private lot) Additional parking in adjacent public lot
Sewer/Water	City
Zoning	B2C (Central Business District)
RE Taxes	\$15,398.82 (2020) (included in rent)
CAM	Included in Rent
PIN	13-05-354-006

*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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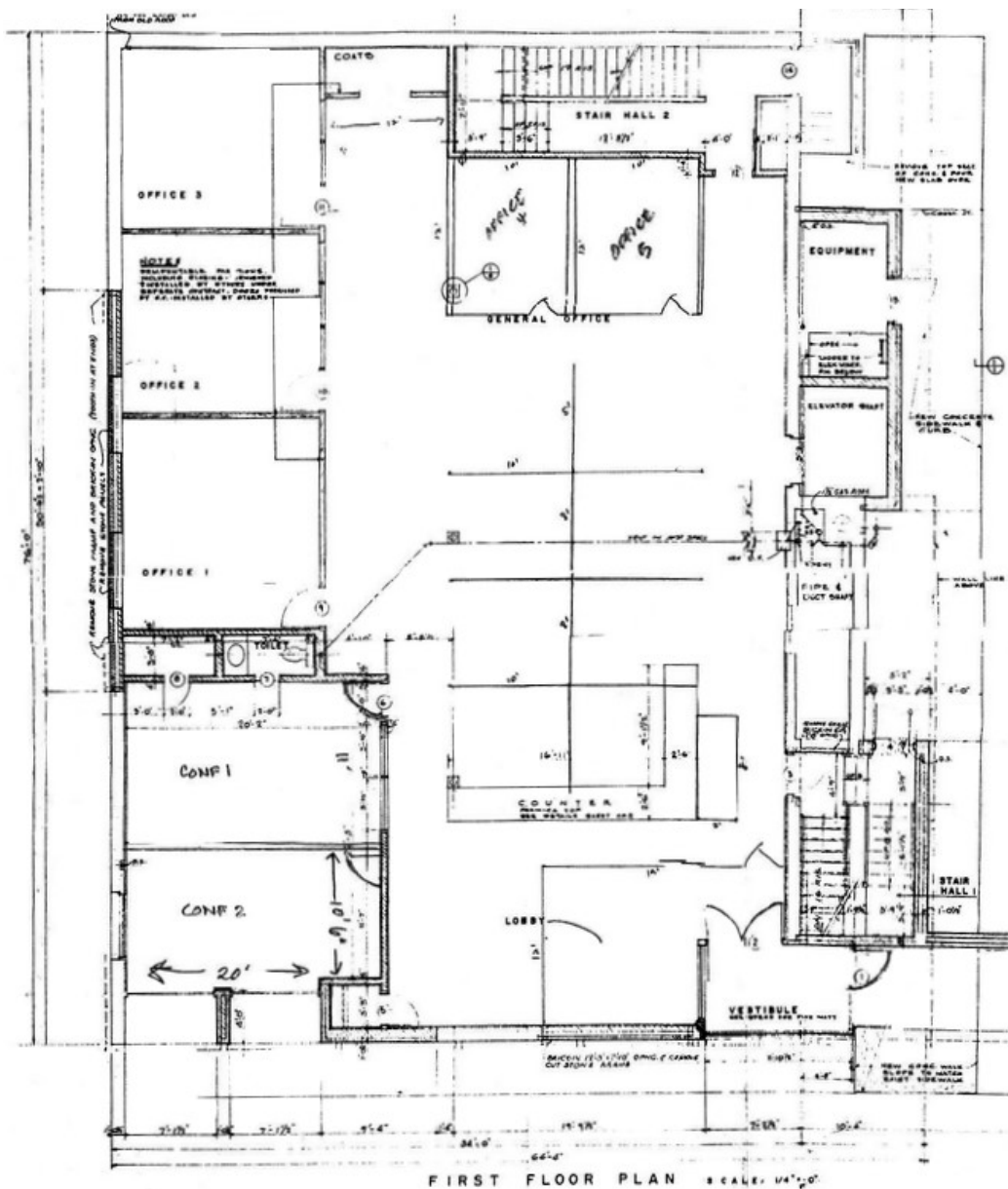
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1ST FLOOR



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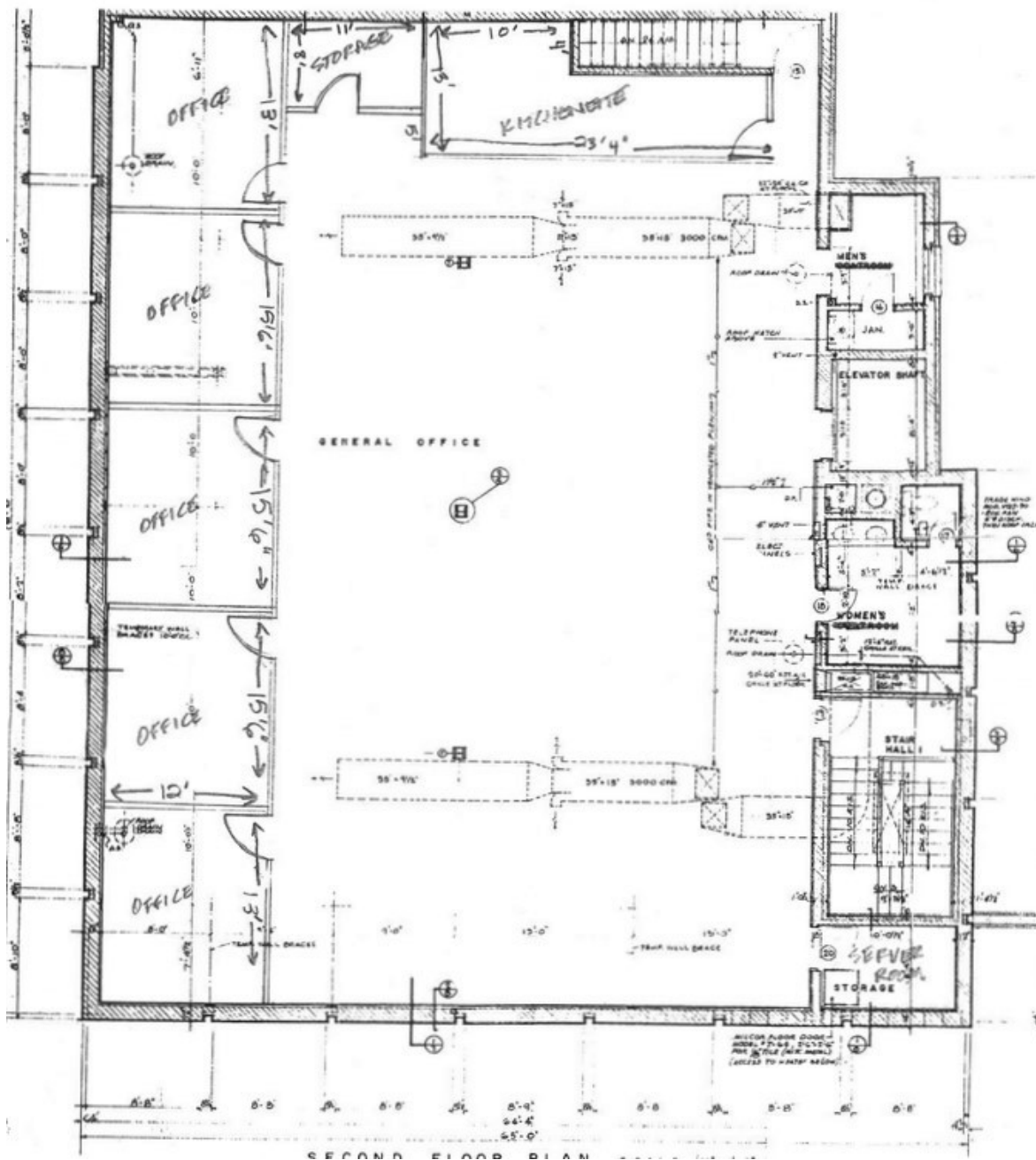
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2ND FLOOR



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