

5415 BULL VALLEY ROAD McHENRY, IL 60050

FOR SALE OR LEASE

MLS # 09844396

August 31, 2021



OFFICE CONDO 1,188 SF W/ BASEMENT

REDUCED

Sale: ~~\$109,500~~ \$79,900 (\$67.25 psf)
Lease: \$1,300/mo. (\$13.13 psf) Gross

DESCRIPTION

Professional Office Condo with Basement for Storage

PRICE REDUCED: 1,188 SF professional pre-cast single-story office condo with huge private full basement for dry heated storage. Currently built-out as Chiropractic office with (3) privates, reception, waiting room, X-Ray room, utility room and ADA bath. Low \$149.00/mo association dues includes water. A great location in a modern building just minutes to Northwestern Medicine McHenry Hospital. Only \$67.25 psf. Price reflects discount for carpet and paint.



SPECIFICATIONS

Building Size	50,000 SF
Year Built	2001
HVAC System	GFA / Central Air
Electrical	200 AMP 240V
Sprinklers	Available
Washrooms	1 ADA
Ceiling Height	9'
Parking	Common
Sewer/Water	City
Zoning	01 (Local Office)
RE Taxes	\$2,403.44 (2020) Included in Rent
Association Dues	\$149.00/mo Included in Rent
Possession Date	Immediate
PIN Number	14-04-402-008

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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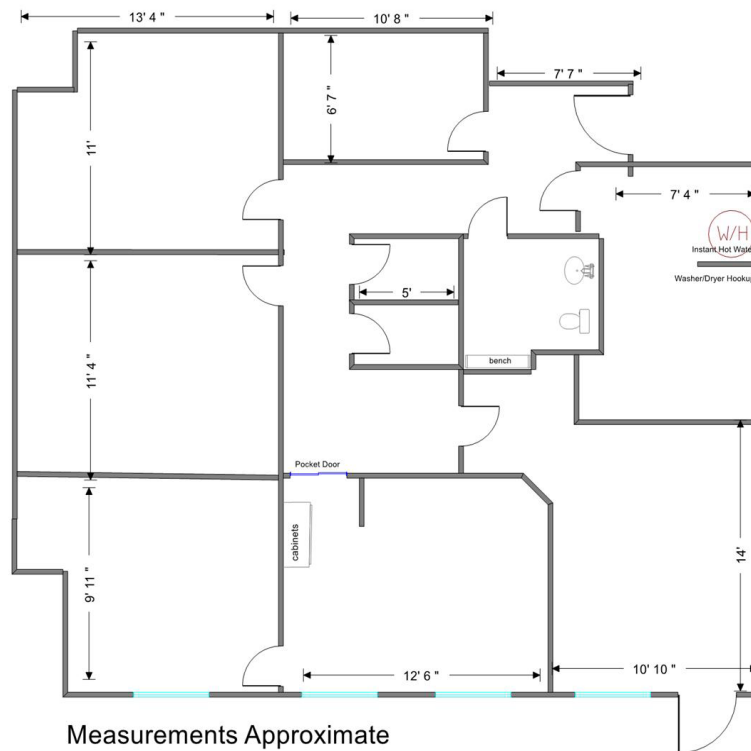
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BASEMENT

FLOOR PLAN



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