

# 1301 PYOTT ROAD

OAK STREET CENTER  
LAKE IN THE HILLS, IL 60156

# FOR SALE

MLS # 11193098

September 20, 2021



## INVESTMENT OPPORTUNITY MULTI TENANT OFFICE/ BANK BUILDING

**\$1,995,000 (\$62.94 psf)**

### DESCRIPTION

#### MULTI-TENANT OFFICE / BANK BUILDING 31,699 SF

2-story office building with lower level community room, elevator, common restrooms on each floor and some private restrooms in individual suites (see layout).

First floor has 6 office suites (fully leased) ranging from 519 SF - 3,172 SF and an available former bank space with drive thru, vault & teller counter. Ideal for another financial institution or can be reconfigured to accommodate additional offices.

Two grand staircases lead up to the second floor with 22 office suites ranging from 133 SF to 2,000 SF. The lower level has a community room, small kitchen, 2 restrooms and storage.

Current tenant mix consists of professionals, medical, counselors, attorneys, insurance, etc. The building sold for \$5,000,000 in 2003. Assessed value is \$2,921,770 (taxes can be reduced by approx. 1/3). New windows in 2020 (\$207,078), new HVAC in 2019 (\$57,900).

Individual vacant suites are being marketed separately. Contact broker for rent roll and financial information.

### SPECIFICATIONS

Description	Multi Tenant Office/Bank Bldg.
Building Size	31,699 SF
Year Built	1997
Land Size	2.68 Acres
HVAC System	GFA / Central Air
Electrical	100 AMP
Sprinklers	Yes
Washrooms	6 Common / 4 Private
Elevator	Yes
Ceiling Height	9-30 FT
Parking	Ample
Sewer/Water	City
Zoning	B4
Real Estate Taxes	\$89,691.22 (2020)
PIN Number	019-21-177-001

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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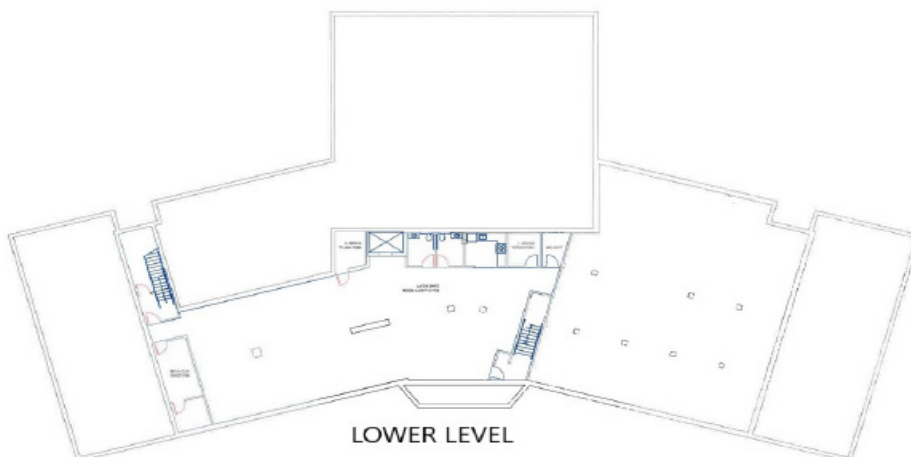
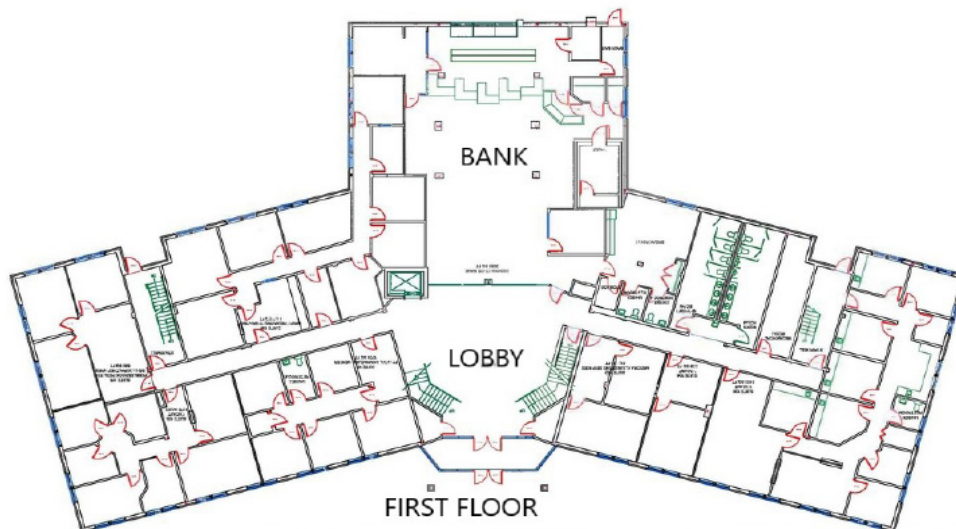
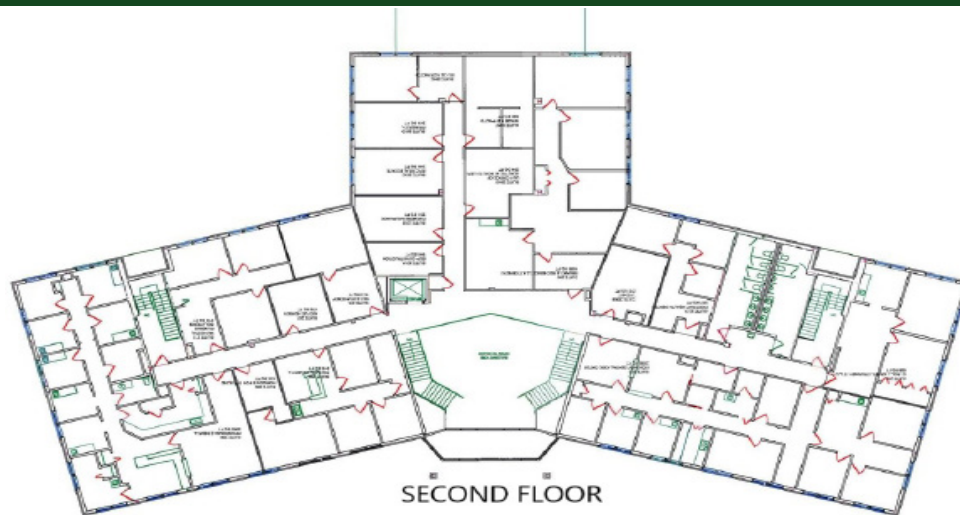
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