

TOLLVIEW OFFICE COMPLEX
 707 DAVIS ROAD BLDGS. A&B
 ELGIN, IL 60123

FOR SALE

MLS # 10913178

October 25, 2021

TWO OFFICE BUILDINGS 20,800 SF TOTAL



2 OFFICE BUILDINGS
 10,400 SF EACH · 20,800 SF TOTAL

PRICE REDUCED
~~\$999,000~~ \$975,000 (\$46.88 psf)

DESCRIPTION

SPECIFICATIONS

**2 OFFICE BUILDINGS
 OWNER/USER**

Price Reduced. 2 Brick 2-story office buildings with a mix of professional tenants. Recently remodeled and very fresh and clean. Ample parking in rear of buildings. Located on 3.07 Acres near Route 31/I-90 interchange. Ideal for an owner/user to occupy and have tenant income on the remainder of the spaces. Contact broker for financials and rent roll.

Description	2 Office Buildings
Building Size	20,800 SF Total (10,400 SF Each)
Land Size	3.07 AC
Year Built	1968
HVAC System	GFA / Central Air
Electrical	110 AMP
Sprinkled	No
Washrooms	8 Total (2 common on each floor)
Ceiling Height	9 FT
Parking	95+ spaces
Sewer/Water	City
Zoning	O
RE Taxes	\$40,501.30 (2020)
PIN Numbers	06-02-101-023 , 025



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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HEATHER SCHWEITZER

Vice President/Managing Broker

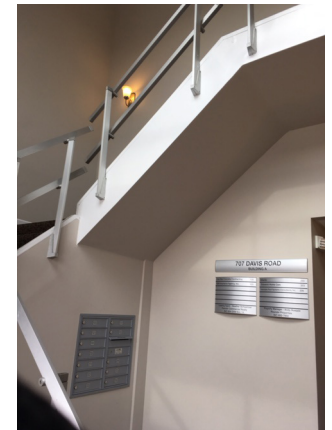
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