

# 923 S. MAIN ST. (ROUTE 31) ALGONQUIN, IL 60102

## FOR SALE

MLS # 11298597

January 5, 2022



### 3,916 SF • OFFICE / WAREHOUSE

### \$297,500

#### DESCRIPTION

##### Office & Warehouse Ideal for Investor or Owner/User in Trades

1,410 SF Office has private office/conference room, 1/2 bath, and open concept. Stairs lead to lower level (w/ windows) and access to warehouse. Alarmed building. 2,506 SF warehouse is heated with 2 (8'x10') DIDs and 847 SF Mezzanine. See layout and photos.

Great exposure on Route 31 just south of Algonquin bypass. Ideal for Service Business or office users with potential income from warehouse.



#### SPECIFICATIONS

|                |   |
|----------------|---|
| Description    | Office w/ Warehouse                                     |
| Building Size  | 3,916 SF Total<br>1,410 SF Office<br>2,506 SF Warehouse |
| Land Size      | .31 AC  |
| Year Built     | 1956 / 1990   |
| HVAC System    | GFA / Central Air                                       |
| Electrical     | 200 AMP   |
| Sprinklers     | No  |
| Washrooms      | 2   |
| Ceiling Height | 8' Office / 10' Warehouse                               |
| DID            | (2) 8'x10'  |
| Parking        | 8 Marked  |
| Sewer/Water    | City  |
| Zoning         | B1  |
| RE Taxes       | \$6,688.92 (2020)                                       |
| PIN            | 19-33-434-004   |

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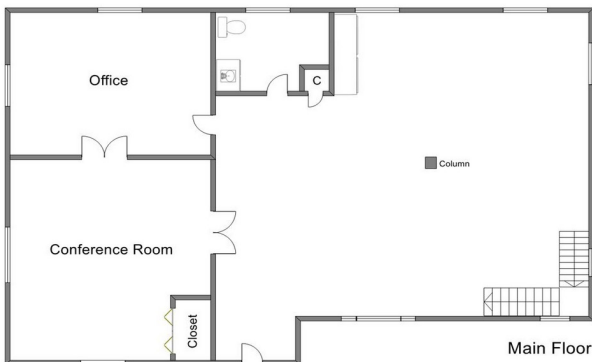
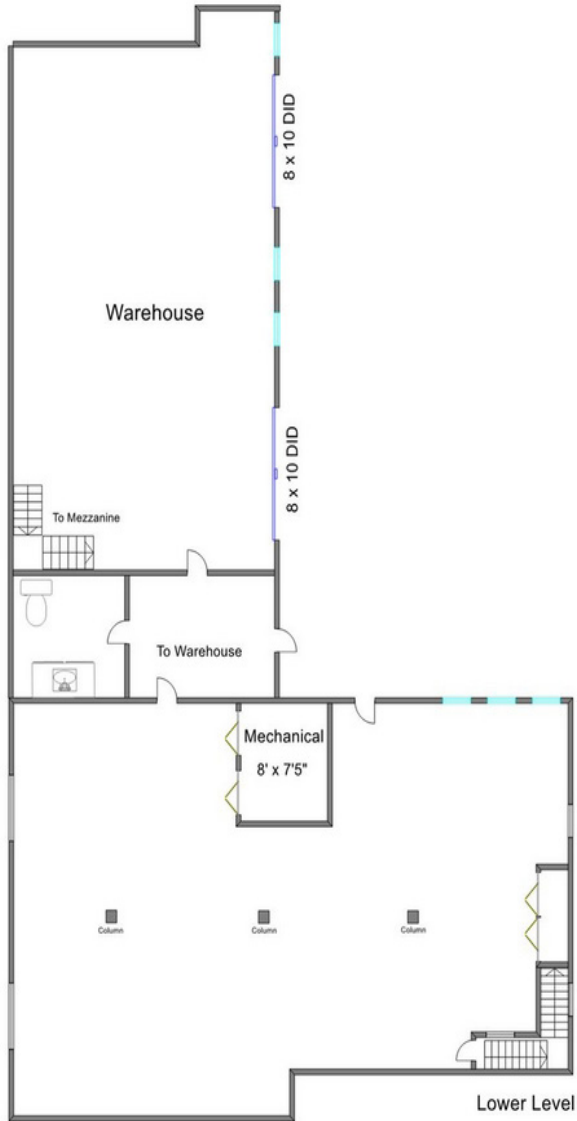
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