

600 SPRING HILL RING ROAD WEST DUNDEE, IL 60118

FOR SALE

MLS # 11185103

February 21, 2022



OFFICE INVESTMENT
100% LEASED • 15,000 SF

PRICE REDUCED
~~\$1,999,600.00~~ \$1,800,000.00

DESCRIPTION

INVESTMENT OPPORTUNITY 100% LEASED OFFICE BUILDING

15,000 SF, multi-tenant executive office building. 100% leased with tenants ranging from long term to 2-5 year leases.

Entire building has been updated with solar, freshly painted throughout, new carpet, newer HVAC and new LED lighting. Common area bathrooms, conference room, lobby and kitchenette.

Lighted parking with video surveillance, professionally landscaped. Within minutes to I-90 and Route 31 full interchange, restaurants and shopping. Located next to Jewel and across from Spring Hill Mall.

8.6 % CAP rate. Contact broker for rent roll and financial information.

SPECIFICATIONS

Building Size	15,000 SF
Land Size	1.05 AC
Year Built	1990
HVAC System	GFA / Central Air
Electrical	200 AMP, 220 V
Sprinklers	Yes
Washrooms	Common
Ceiling Height	8'
Parking	80-100 Spaces (Common)
Sewer/Water	City
Zoning	B2
Taxes	\$45,084.10 (2020)
Current NOI:	\$154,240.50
CAP Rate	8.6%
PIN Number	03-21-427-017

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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SHARON GLASSHOF
Senior Broker

Office: 847-854-2300 Ext 14
Cell: 847-533-6974

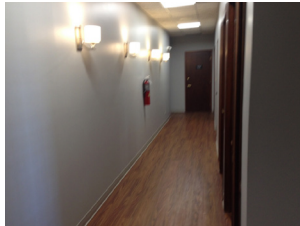
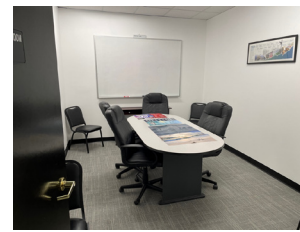
SharonG@PremierCommercialRealty.com

9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
Office: 847-854-2300 | Fax: 847-854-2380

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WEST DUNDEE, IL 60118

FOR SALE

COMMON AREAS



MISC. OFFICES



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