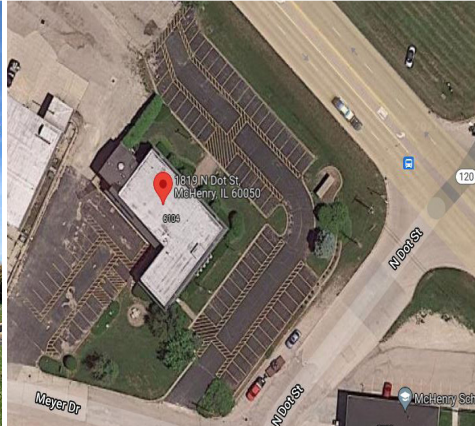


1819 DOT STREET
MCHENRY, IL 60050

FOR SALE
OR LEASE

MLS # 11327271

May 10, 2022



2 STORY OFFICE BUILDING
12,000 SF

SALE: \$495,000 (\$41.25 psf)
LEASE: \$7,500/mo. NNN (\$7.50 psf NNN)

DESCRIPTION

2-Story Office Building 12,000 SF

For sale or lease. 2-story office building with elevator. Located in McHenry at the intersection of Dot St. and Route 120. Ample lighted parking on 3 sides of building and large monument signage.

First floor has 8 private offices, 2 large open clerical areas, conference room, storage, kitchenette / break room, computer server room, 4 restrooms and potential DID to access storage areas if needed.

Second floor has 7 private offices, 2 open clerical areas, conference room, kitchenette, 2 multi-stall restrooms and ample storage.

See layouts and photos.

SPECIFICATIONS

Building Size	12,000 SF
Land Size	1.906 AC 85,378 SF
Year Built	1977
HVAC System	GFA / Central Air
Electrical	600 AMP 3 phase
Sprinklered	No
Washrooms	(4) 1st Floor (2) 2nd Floor
Ceiling Height	8 FT
Parking	75 - Lighted
Sewer/Water	City
Zoning	B3
RE Taxes	\$6,195.80 (2022)
CAM	Tenant Responsibility
Utilities	Tenant Responsibility
Lease Term	3-5 years
PIN	09-28-102-023

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

Office: 847-854-2300 Ext 15

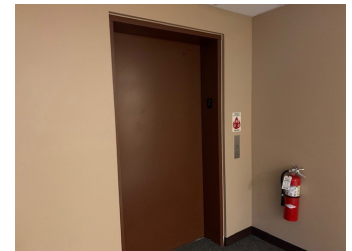
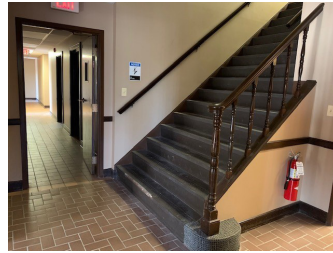
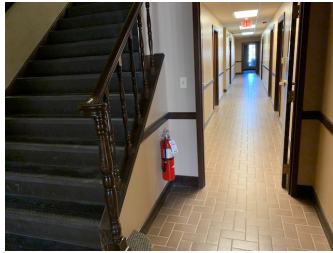
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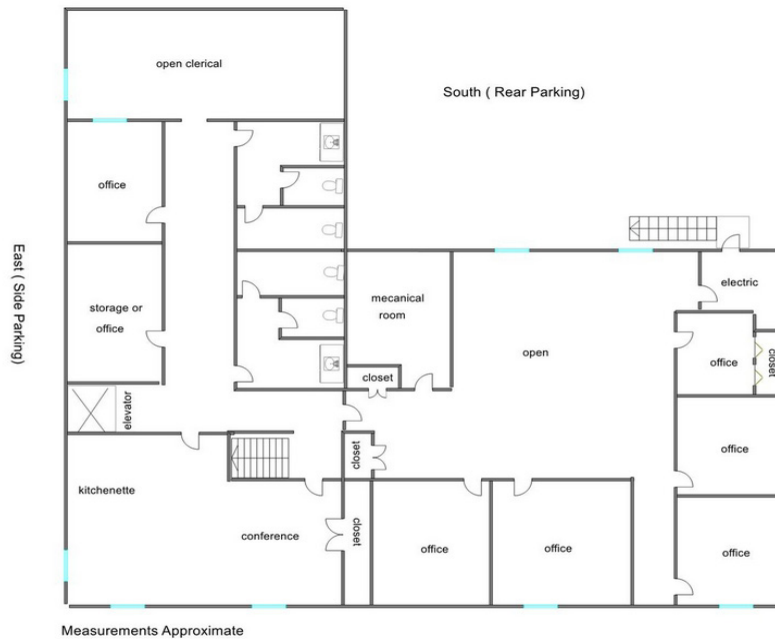
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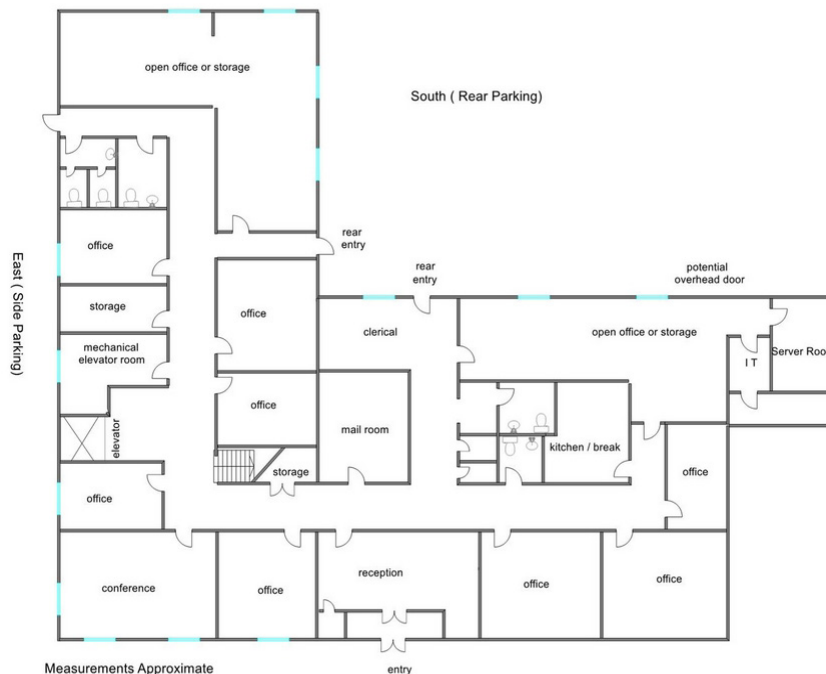
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MCHENRY, IL 60050

FOR SALE
OR LEASE



SECOND FLOOR

North (Front Parking)



FIRST FLOOR

North (Front Parking)

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