

1303 S MAIN (ROUTE 31)
ALGONQUIN, IL 60102

FOR SALE
OR LEASE

MLS #11272776

May 13, 2022



Parking Lot Entrance



OFFICE END CAP • 1,309 SF

PRICE REDUCED

Sale: ~~\$174,900~~ \$155,000 (\$118.41 psf)
Lease: \$1,800/mo. Gross (\$16.50 psf)

DESCRIPTION

1,309 SF Office Condo (End Cap)
Price Reduced!

Beautiful end cap office condo in masonry multi-tenant building with large reception, (2) private offices, large conference room with kitchenette and monument signage. Great visibility on Route 31 with over 18,000 vpd.

Private parking and entry in rear of building. Ideal for insurance agency, lawyer, accountant, or any professional office. See photos and layout.



SPECIFICATIONS

Condo Size	1,309 SF
Year Built	2007
HVAC System	GFA / Central Air
Electrical	120 AMP 208 V
Sprinklers	Yes
Washrooms	1 ADA
Ceiling Height	9'
Parking	22 Common in Rear
Sewer/Water	City
Zoning	B1
Real Estate Tax	\$3,831.40 (2021) Included in Rent
Association Dues	\$130/mo Included in Rent
PIN	19-34-359-001

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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HEATHER SCHWEITZER

Vice President/Managing Broker

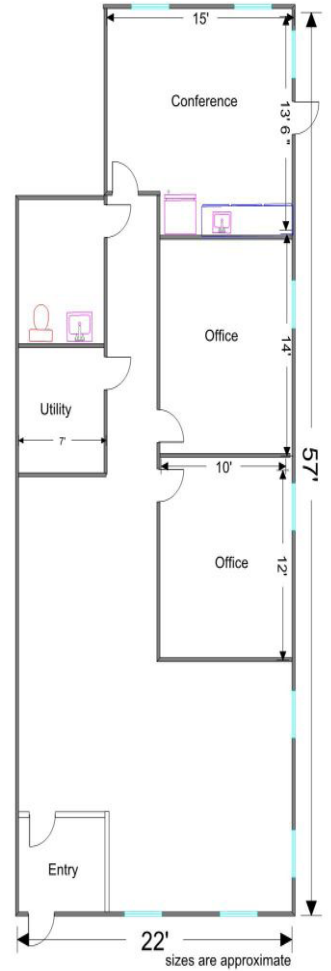
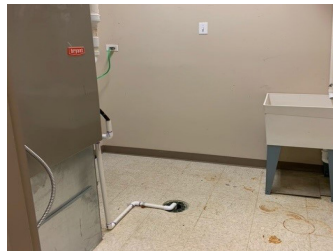
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PARKING

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