

1595 WELD ROAD UNITS 1&2 ELGIN, IL 60123

FOR SALE

MLS # 11267954

June 9, 2022



**END UNIT
OFFICE/RETAIL CONDO**

PRICE REDUCED
~~\$229,500~~ \$219,500 (\$72.92 psf)

DESCRIPTION

**End Unit Office/Retail Condo(s)
3,010 SF (divisible)**

PRICE REDUCED: 3,010 SF end unit condo was originally 2 units but current owner removed dividing wall which could easily be reinstalled to accommodate two separate users, allowing for buyer to occupy one unit and lease out remaining unit. Divisible option as follows:

Unit 1: ±1,870 SF has ±960 SF mostly open floor plan with kitchenette and elevator to ± 910 SF 2nd floor with 2 offices.

Unit 2: ±1,140 SF has ±570 SF open floor plan with spiral stairs to ± 570 SF 2nd floor built out office.

Ideal location for retail or office use with great exposure on Route 20.

SPECIFICATIONS

Description	Office/Retail
Building Size	3,010 SF
Land Size	condo
Year Built	1992
HVAC System	GFA / Central Air
Electrical	200 amp
Sprinklers	No
Washrooms	2 ADA
Ceiling Height	8'
Parking	6
Sewer/Water	City
Zoning	C1 Commercial
Taxes	\$4,591.82 (2021)
Association	\$305/mo.
PIN	06-22-153-010

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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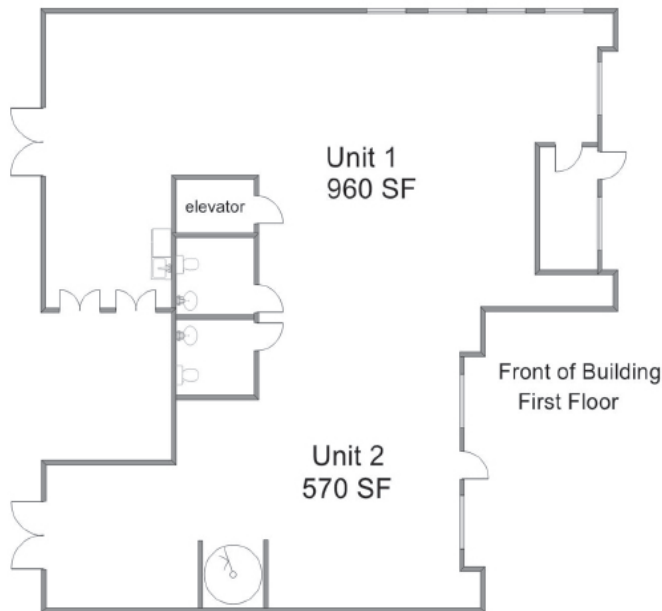
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