

FOR SALE or LEASE

Office Building 3,414- 7,203 SF (Lease) 7,203 (Sale)

Building is divided into 3,414 SF and 3,789 SF sections with a partially finished full basement, 2+ car garage, (3) kitchenettes and (1) full kitchen, wood deck and ample parking in front and rear lots. Each section has an executive office with private bath with shower, and bar/kitchenette area. Curb cuts on both Virginia and Berkshire Roads. Monument signage on Virginia Road. Tenant pays utilities, snow removal and lawn care. See photos and layouts.

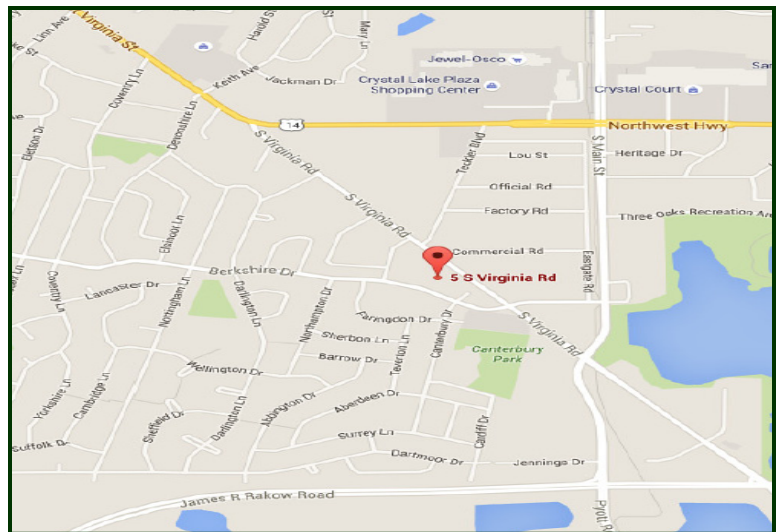
PROPERTY SPECIFICATIONS

Description:	2 Unit Office Building
Building Size:	7,203 SF plus Basement
Land Size:	.64 Acres
Year Built:	1987
HVAC System:	GFA/ Central Air
Electric:	200 Amp
Sprinklered:	No
Washrooms:	6 (2 with Showers)
Flooring:	Carpet
Ceiling Height:	8'
Possession:	Immediate
Parking:	40 plus 2+ car garage
Sewer/Water:	City
Zoning:	B-1
Real Estate Taxes:	\$26,119.36 (2015)
CAM:	Tenant pays snow and lawn
Lease Term:	Negotiable
Lease Price:	\$2,500/mo. (per side) \$8.79 psf gross
Sale Price:	\$549,000 (\$76.22 psf)



LoopNet: S: 19865447
L: 19865523

MLS: 09269707

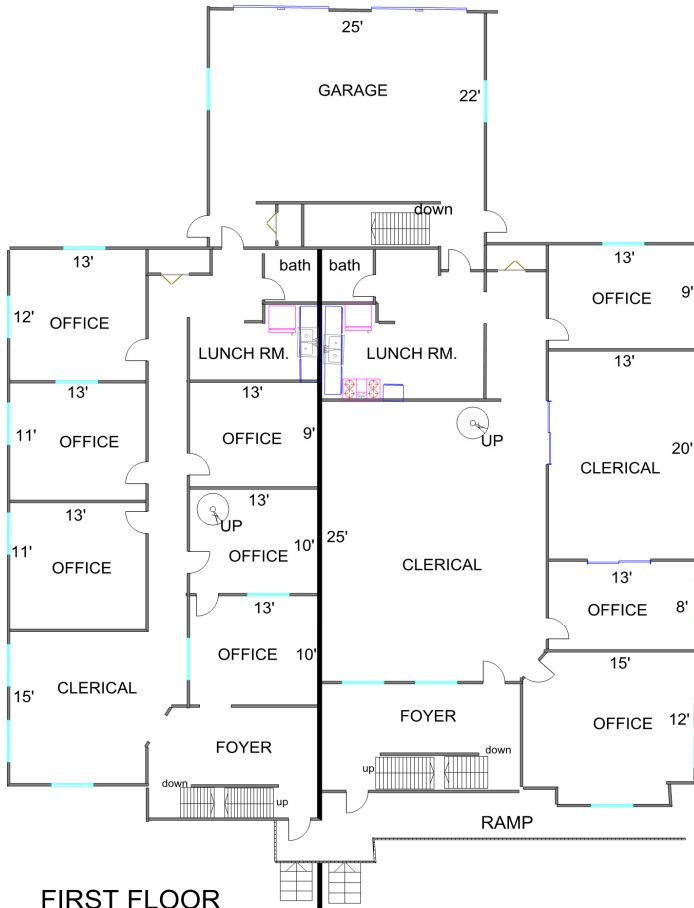


Directions: From Route 14 & Virginia (Walgreens) take Virginia to Property.

PIN: 19-08-254-009

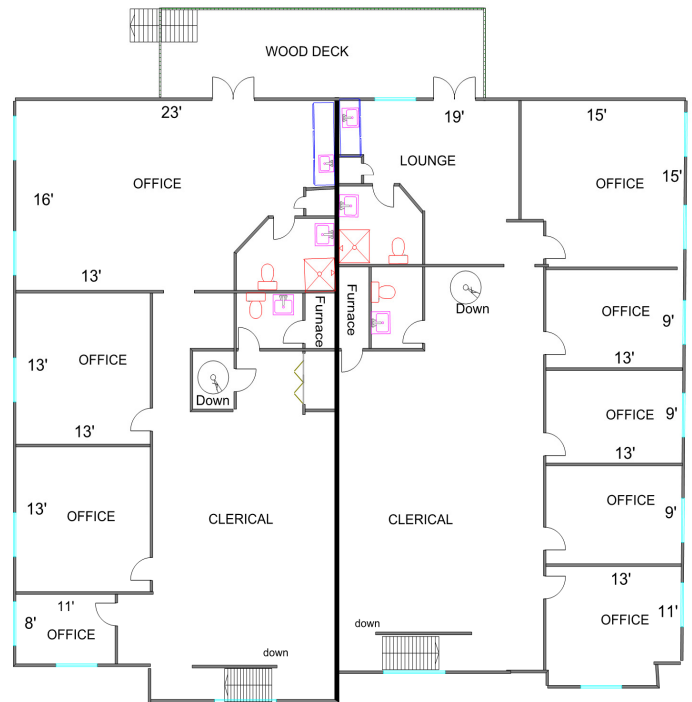
July 1, 2016

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.



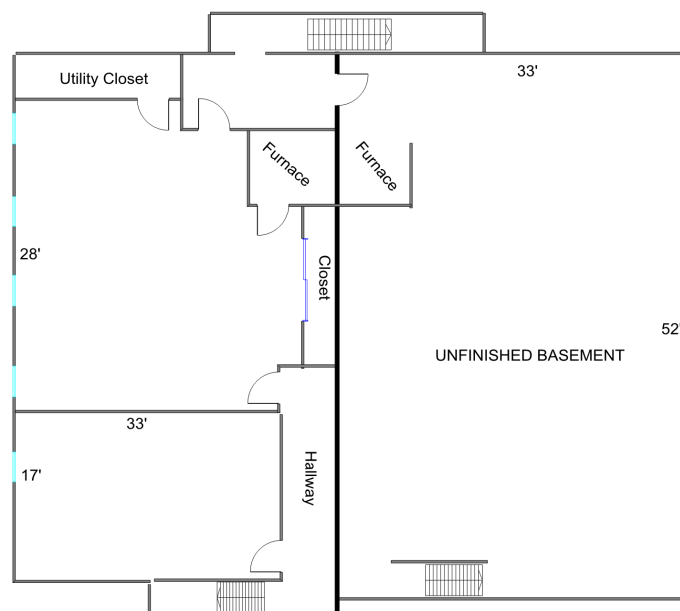
FIRST FLOOR

Measurements are Approximate



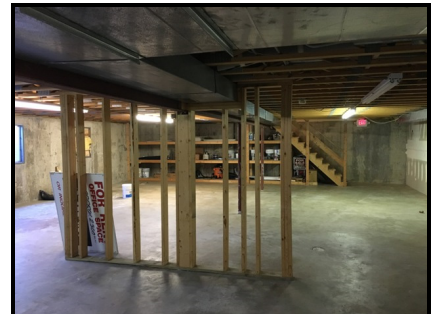
SECOND FLOOR

Measurements are Approximate



BASEMENT

Measurements are Approximate

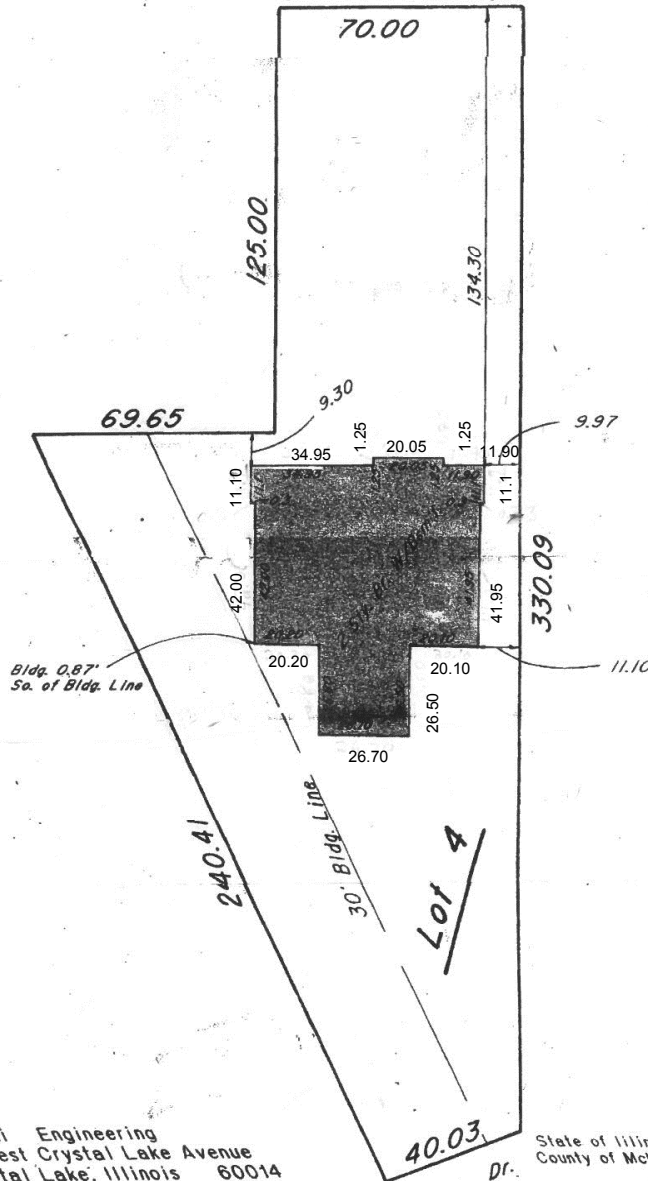




PLAT OF SURVEY

Lot 4 in Kirchberg's Re-Subdivision of Lot 2 in the Eleventh Addition to Coventry, being a Subdivision of part of Section 8, Township 43 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded June 7, 1974 as Document No. 617872, in McHenry County, Illinois.

Virginia Ave.



Scale: 1" = 30'

Illini Engineering
3 West Crystal Lake Avenue
Crystal Lake, Illinois 60014
(815) 455-7777
Order # : 86-3591

Compare the description on this plat with Deed.
Refer to Deed for explanation, or correction.

Report any discrepancy in measurements immediately
to the surveyor for explanation, or correction.

State of Illinois
County of McHenry

I, Ted Staley, Registered Land Surveyor,
have surveyed the above described land, and this
plat correctly represents said survey.

Dated :

ILLINOIS
No. 2348
III. Reg. Land Surveyor #2348