

FOR SALE

3 Unit Office Building

With Medical Build Out

6,872 SF

(3,717 SF, 1,541 SF, 1,614 SF Units)

Incredible Low Price!

Brick professional building. Medical build outs in some units with sinks in treatment rooms. Route 31 exposure. Ample parking. Priced for quick sale! See attached floor plan. **Ask about 15 day closing bonus!** Offered "as is" from corporate ownership.

LoopNet: 20356333

MLS: 09650544

PROPERTY SPECIFICATIONS

Description: 3 Unit Office Building

Building Size: 6,872 SF

Land Size: 1.19 Acre

Year Built: 1979

HVAC System: GFA/ Central Air

Electric: 200 amp, 240 V

Sprinklered: No

Washrooms: 5

Flooring: Varies

Ceiling Height: 8' - 12'

Possession: Closing

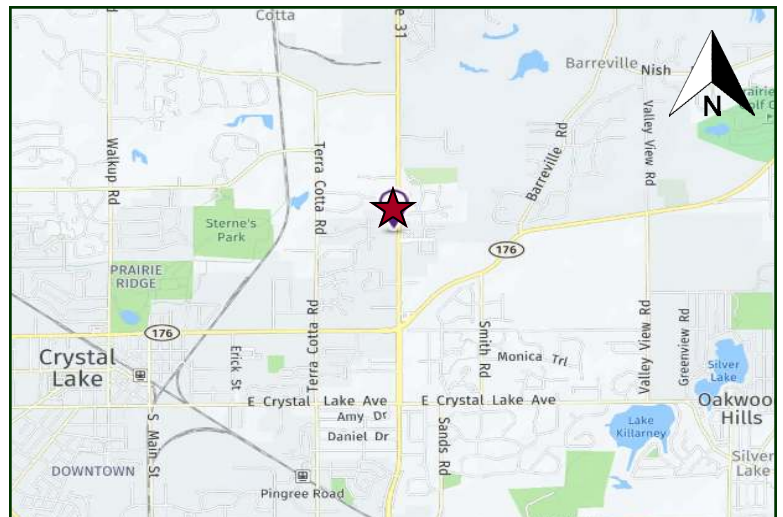
Parking: Ample

Sewer: Septic Water: Well

Zoning: O PUD

Real Estate Taxes: \$13,413 (2016)

Sale Price: \$395,000 (\$57.48 psf)



Directions: Route 176 to Route 31 North—bldg. on west .

PIN: 14-27-377-001

June 6, 2017

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PREMIER COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

630 N Route 31
Crystal Lake, IL 60012

