

FOR SALE

Office Condo 1,188 SF

1,188 SF professional pre-cast single story office condo with huge private full basement for dry heat-ed storage. Currently built out as Chiropractic office with (3) privates, reception, waiting room, X-ray room, utility room and handicapped bath. Low \$100.45 /mo. association dues includes water. A great location in a modern building just minutes to Northern Illinois Medical Center. Only \$92.17 psf. Price reflects discount for carpet and paint.

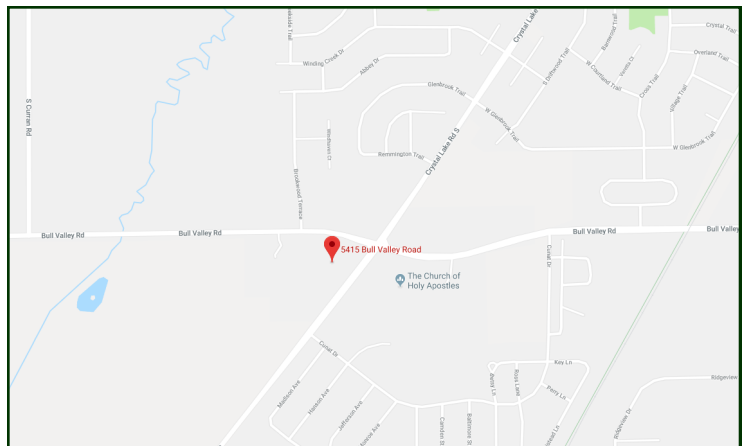
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PROPERTY SPECIFICATIONS

Description:	Professional Office Condo
Building Size:	50,000 SF
Land Size:	Condo
Year Built:	2001
HVAC System:	GFA/ Central Air
Electric:	200 amp 240V
Sprinklered:	Available
Washrooms:	1 Handicap Accessible
Flooring:	Carpet / Pergo / Tile
Ceiling Height:	9'
Possession:	Immediate
Parking:	Common
Sewer/Water:	City
Zoning:	O1 (Local Office)
Real Estate Taxes:	\$4,481.00 (2016)
Association Dues:	\$100.45/mo.
Sale Price:	\$109,500 (\$92.17 psf)



MLS: 09844396



Directions: Crystal Lake Road to Bull Valley Road left on Bull Valley. Office complex on left to address.

PIN: 14-04-402-008

February 7, 2018

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