

# FOR SALE

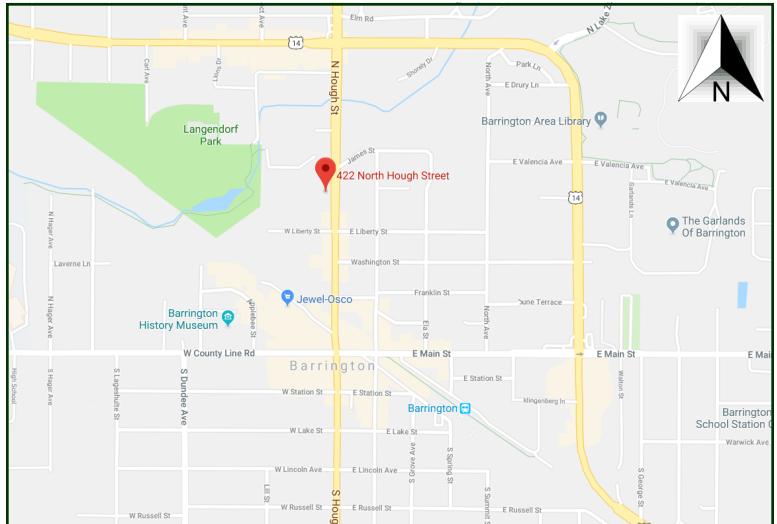
**Office Building  
2,214 SF  
Plus Basement**

Why pay rent? Great opportunity for small business to own vs. rent in the Village of Barrington. Original bungalow built early 1920's, underwent major renovation in 2005 for professional office use. Updates include plumbing, electrical, windows, HVAC and boiler (hot water baseboard heat), fully sprinkled per Village of Barrington code. New handicap accessible ramp plus parking for 8 in back with 2 car garage. Main level offers 6 offices, several could serve as conference rooms, full bath. Upper level completely finished. Ideal for private office, meeting area. Basement with separate/private entrance has 1/2 bath, potential for rental income or ideal for storage. Walk to Metra, downtown restaurants and more. Zoned B4. Contact Joe H for more information or to schedule your showing. Visit Premier Commercial Realty website to see more listings.

MLS: 10023747

## PROPERTY SPECIFICATIONS

Description:	Office Bldg.		
Building Size:	2,214 SF plus basement		
Land Size:	8,713 SF		
Year Built:	1921 (Remodeled 2005)		
HVAC System:	Gas (hot water) / Central Air		
Electric:	200 amp		
Sprinklered:	Yes		
Washrooms:	1.5		
Flooring:	Varies		
Ceiling Height:	9' (7' basement)		
Possession:	Negotiable		
Parking:	8 Spaces + Garage		
Sewer:	City	Water:	City
Zoning:	B4		
Real Estate Taxes:	\$12,086 (2017)		
Sale Price:	\$359,900		



**Directions:** Main Street to Hough. North to building.

**PIN: 13-36-304-004**

July 25, 2018

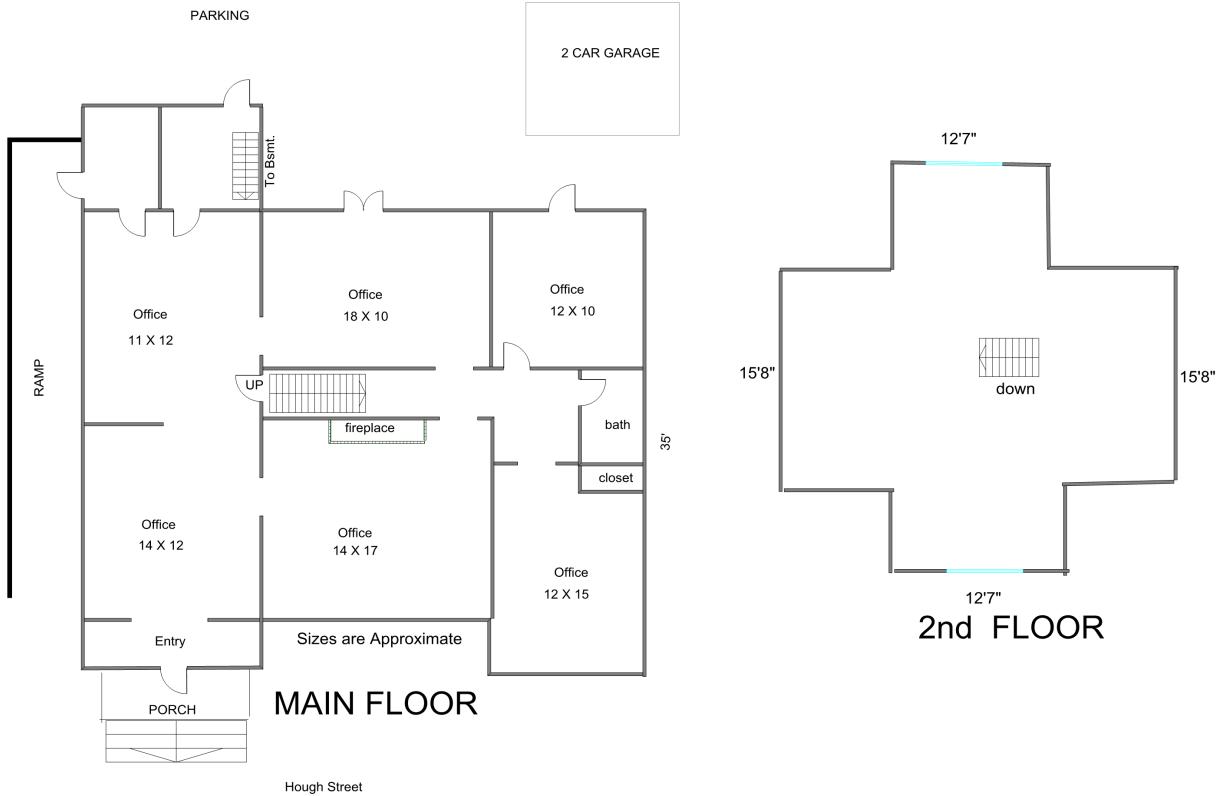
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TO VISIT OUR WEBSITE

[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com)

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**Joe Heffernan**– Senior Broker  
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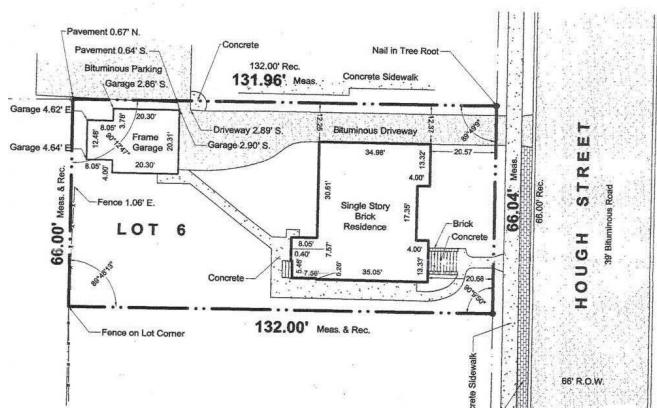
## Plat of Survey

S-T-R 36-43-09  
Project Number 09507-0  
Client Mark Zuker  
Book-Page Number 197-30  
Date of Field Work 05-25-04  
Drawn by IDB

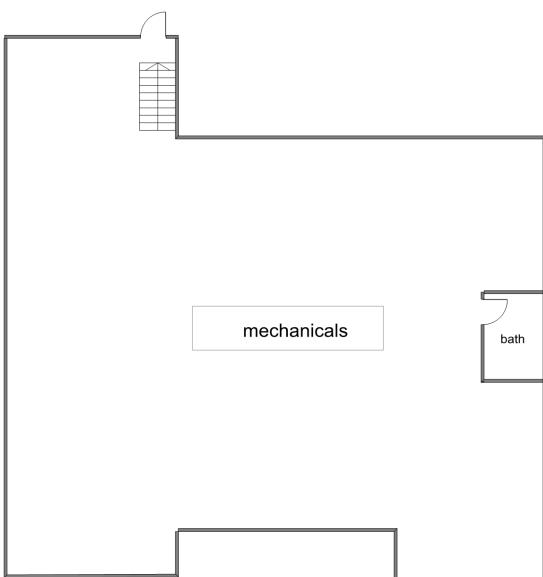
LOT 6 IN HOMUTH'S SUBDIVISION OF PART OF LOT 7 IN COUNTY  
CLERK'S DIVISION OF THE WEST HALF OF THE SOUTHWEST  
QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 9, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT  
THEREOF RECORDED NOVEMBER 24, 1926, AS DOCUMENT 290483,  
IN BOOK "Q" OF PLATS, PAGE 83, IN LAKE COUNTY, ILLINOIS.

N

Scale: 1" = 20'



## NEAR PARKING



## BASEMENT

