

## FOR SALE

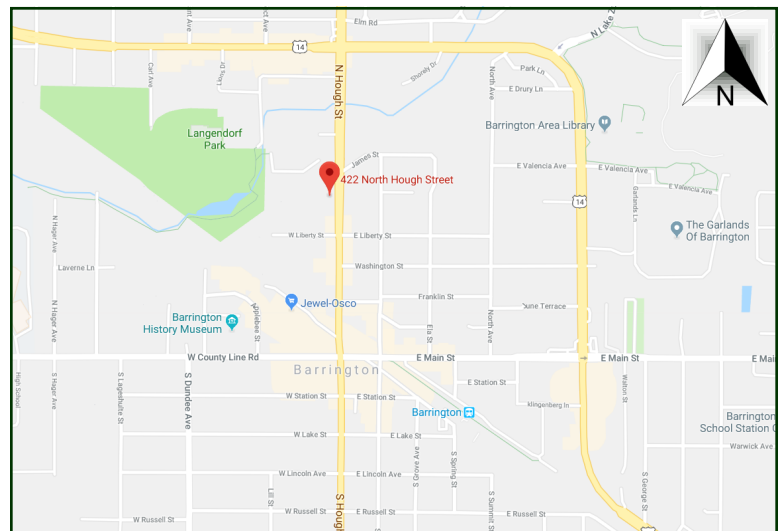
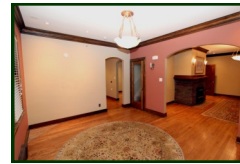
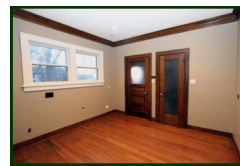
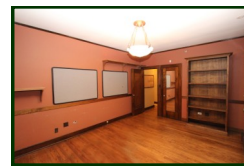
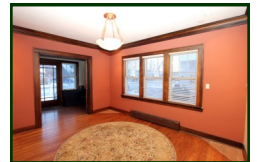
### Office Building 2,214 SF Plus Basement

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

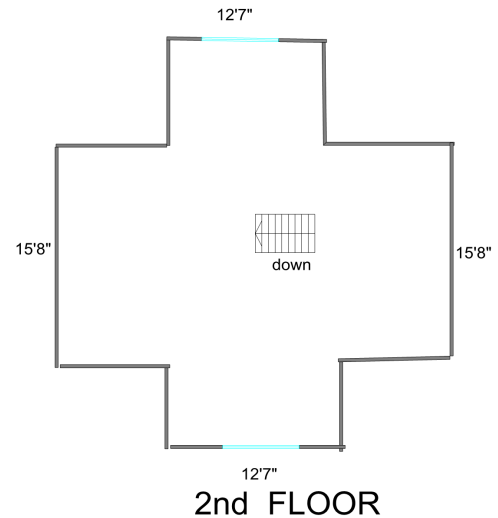
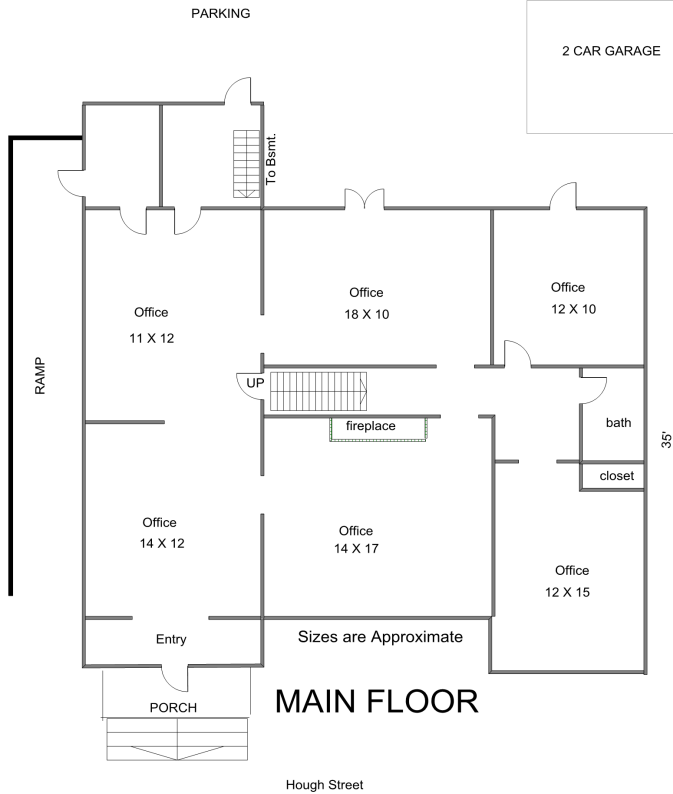
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[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com)

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[JoeH@PremierCommercialRealty.com](mailto:JoeH@PremierCommercialRealty.com)



REAR PARKING

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

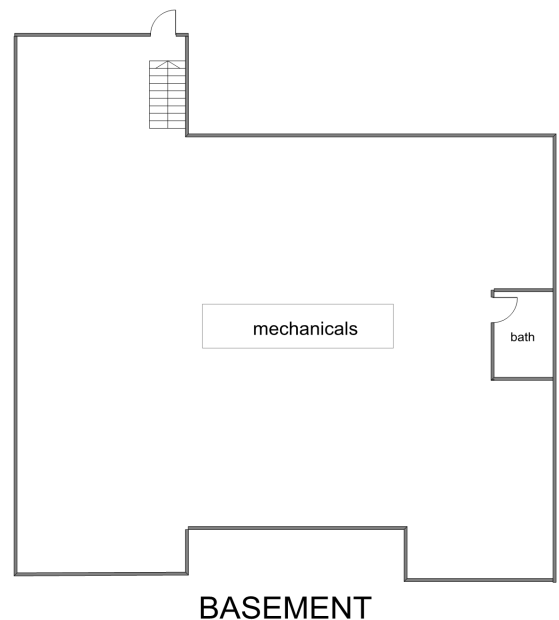
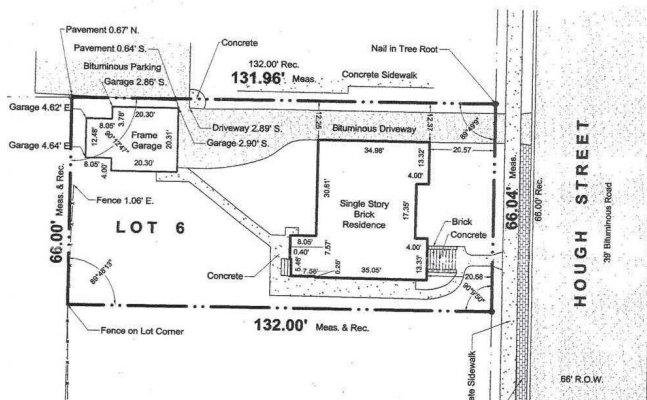
## Plat of Survey

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 5, 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.

422 HOUGH STREET, BARRINGTON, ILLINOIS.



Scale: 1" = 20'



# PREMIER

COMMERCIAL REALTY

- Industrial
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422 N. Hough St.  
Barrington, IL 60010

