

- Industrial
- Commercial
- Office
- Land
- Business

### FOR SALE

### Office Condo 2,035 SF

One story 2,035 SF masonry office condo in Creekside Office Park. Currently leased to attorney short term. 6 professional office suites (one could be a conference room), breakroom, storage room and front reception area. Bank owned. Priced to sell. Easy access to Route 14 and Randall Road. See layout and photos. Visit Premier Commercial Realty website to see more listings.



PROPERTY SPECIFICATIONS	
Description:	Masonry Office Condo
Building Size:	8,670 SF
Year Built:	2000
HVAC System:	GFA/ Central Air
Electric:	200 amps
Sprinklered:	Yes
Washrooms:	1 ADA
Flooring:	Carpet/Tile
Ceiling Height:	9'
Possession:	12/31/18- Sooner Possible
Parking:	44 (common)
Sewer/Water:	City
Zoning:	O (Office)
Real Estate Taxes:	\$8,358.64 (2017)
CAM/Association:	\$353.67/mo.
Lease Price:	Not For Lease
Sale Price:	\$180,000 (\$88.45 psf)

MLS: 10080912



Directions: Route 14 to McHenry Ave. South past Barlina.

PIN: 19-07-409-002

September 14, 2018

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.

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9225 S. IL Route 31  
Lake in the Hills, IL 60156  
Office: 847-854-2300  
Fax: 847-854-2380

**Bruce Kaplan - Senior Broker**  
Office: 847-854-2300 Ext. 20  
Cell: 847-507-1759  
BruceK@PremierCommercialRealty.com

**Kevin Kaplan - Broker Associate**  
Office: 847-854-2300 Ext. 13  
Cell: 309-261-0920  
KevinK@PremierCommercialRealty.com