# Realty**Metrix** Commercial

### User/Investor Opportunity

### FOR SALE/LEASE PROPERTY SPECIFICATIONS

Description:Retail/Office Building &<br/>Residential HomeBuilding Sizes:Retail/Office Building<br/>1st Floor: 3,190 SF<br/>Partial Basement: 2,272 SF

**Residential Building** 1st Floor: 1,854 SF Partial Basement: 552 SF 2-Car Garage

Land Size:	1.22 Acres
Year Built:	1956
HVAC System:	Gas Forced Air/Central Air
Power:	200 Amp - Building #1
Ceiling:	8' Plus Vaulted in Waiting Area
Parking:	24 Spaces
Possession:	Closing
Sewer/Water:	Building #1: City Building #2: City Water & Septic
Zoning:	Business - Commercial
Real Estate Taxes:	\$12,220 (2018)
Sale Price:	<del>\$495,000</del>
Lease Price:	\$3,100/mo gross

### 212-214 S. Route 25 East Dundee, IL 60118

#### Drastic Price Reduction with Quick Close!





#### PROPERTY OVERVIEW Retail/Service/Office & Residential Home

- Route 25 frontage
- Great user/investor opportunity

#### Retail/Office Space Includes:

- **Dental office** which includes reception area, lab, offices, break room, 2 bathrooms plus 8' clear basement
- Current hair salon on month-to-month lease. Improvements include 3 stations, 2 dryers & 3 wash bowls, bathroom

#### Residential space Includes:

- 3 bedrooms, 2.5 baths, living room, dining room, finished basement and 2-car garage
- Located in a business development district
- PIN: 03-24-302-020

#### Presented By:

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**Aerial View Of Property** 

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