

## User/Investor Opportunity Retail/Office + Residential

### FOR SALE OR LEASE PROPERTY SPECIFICATIONS

<b>Description:</b>	Retail/Office Building & Residential Home
<b>Building Sizes:</b>	<p><b>Retail/Office</b> - Building #1 1st Floor: 3,464 SF Partial Basement: 2,272 SF</p> <p><b>Residential</b> - Building #2 1st Floor: 1,854 SF, Partial Basement, 552 SF 2-Car Garage</p>
<b>Available Space For Lease:</b>	3,464 SF
<b>Land Size:</b>	1.22 Acres
<b>Year Built:</b>	1956
<b>HVAC System:</b>	Gas Forced Air/Central Air
<b>Power:</b>	200 Amp - Building #1
<b>Ceiling:</b>	8' Plus Vaulted in Waiting Area
<b>Parking:</b>	24 Spaces
<b>Possession:</b>	Lease Execution/Closing
<b>Sewer/Water:</b>	Building #1: City Building #2: City Water & Septic
<b>Zoning:</b>	Business - Commercial
<b>Real Estate Taxes:</b>	\$12,251 (2015)
<b>Lease Rate:</b>	\$14 PSF Modified Gross
<b>Sale Price:</b>	\$495,000

#### Presented By:

**Linda Kost**  
Senior Broker/Partner  
847.910.8820  
LKost@realtymetrix.com

**Dave Schmidt**  
Managing Broker/Partner  
847.404.3851  
DSchmidt@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive  
Suite 201  
Algonquin, IL 60102



**FOR SALE OR LEASE**  
**Former Dental**  
**Office**



Building #1



Building #2

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

- Route 25 frontage
- Great user/investor opportunity with income in place
- Former 3,464 dentist 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
- **Home** includes 3 bedrooms, 3.5 baths, living room, dining room, finished basement and 2-car garage
- TIF district - suitable for car dealership
- **PINs:** 03-24-302-020

# RealtyMetrix Commercial



Building #1



Building #2



Monument Signage on Rte 25

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