Realty Metrix Commercial

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

User/Investor Opportunity Retail/Office + Residential

FOR SALE OR LEASE PROPERTY SPECIFICATIONS

Description: Retail/Office Building &

Residential Home

Building Sizes: Retail/Office - Building #1

1st Floor: 3,464 SF

Partial Basement: 2,272 SF

Residential - Building #2 1st Floor: 1,854 SF, Partial

Basement, 552 SF 2-Car Garage

Available Space

For Lease: 3.464 SF

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: Lease Execution/Closing

Sewer/Water: Building #1: City

Building #2: City Water & Septic

Zoning: Business - Commercial

Real Estate Taxes: \$12,251 (2015)

Lease Rate: \$14 PSF Modified Gross

Sale Price: \$495,000





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

Presented By:

Linda Kost Senior Broker/Partner

847.910.8820 LKost@realtymetrix.com **Dave Schmidt**

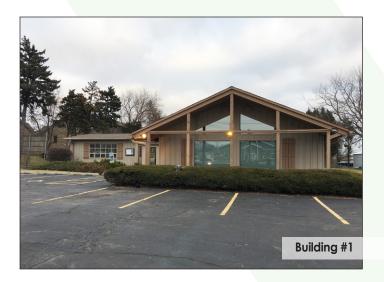
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