

- Industrial
- Commercial
- Office
- Land
- Business

FOR SALE or LEASE

Commercial Building
New Price ! Now Also For Lease!
2,214 SF
Plus Basement

Great opportunity to own or lease this 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. Lease with option to buy potential. Contact Joe H for more information or to schedule your showing. Visit Premier Commercial Realty website to see more listings.

MLS: 10023747

PROPERTY SPECIFICATIONS

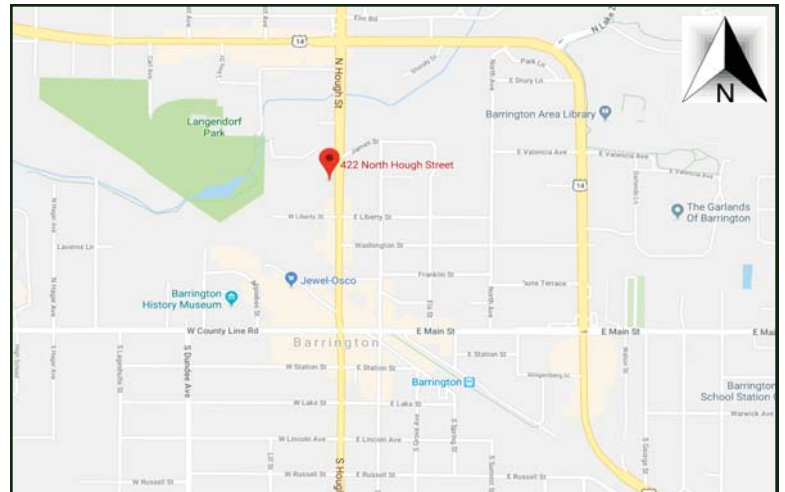
Description:	Commercial/Office Bldg.
Building Size:	2,214 SF plus basement
Land Size:	8,713 SF
Year Built:	1921 (Remodeled 2005)
HVAC System:	Gas (hot water) / Central Air
Electric:	200 amp
Sprinklered:	Yes
Washrooms:	1.5
Ceiling Height:	9' (7' basement)
Possession:	Negotiable
Parking:	8 Spaces + Garage
Sewer:	City
Water:	City
Zoning:	B4
Real Estate Taxes:	\$12,086 (2017)
Lease Price:	\$18.85 psf Mod. Gross w/ Tax Stop
Sale Price:	\$359,900 \$349,900



PRICE REDUCED



NOW AVAILABLE FOR LEASE !



Directions: Main Street to Hough. North to building.

PIN: 13-36-304-004

October 30, 2018

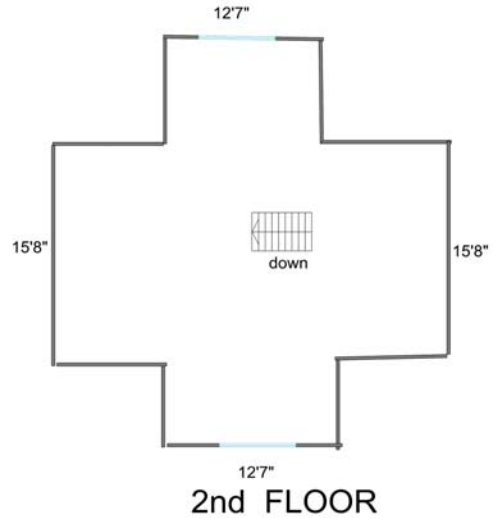
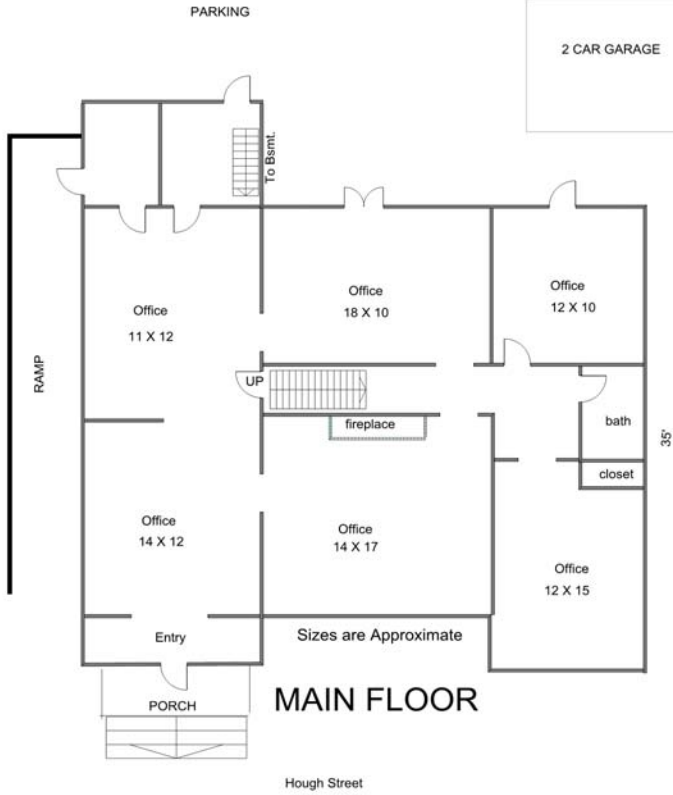
No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

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TO VISIT OUR WEBSITE

www.PremierCommercialRealty.com

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422 N. Hough St.
Barrington, IL 60010



REAR PARKING

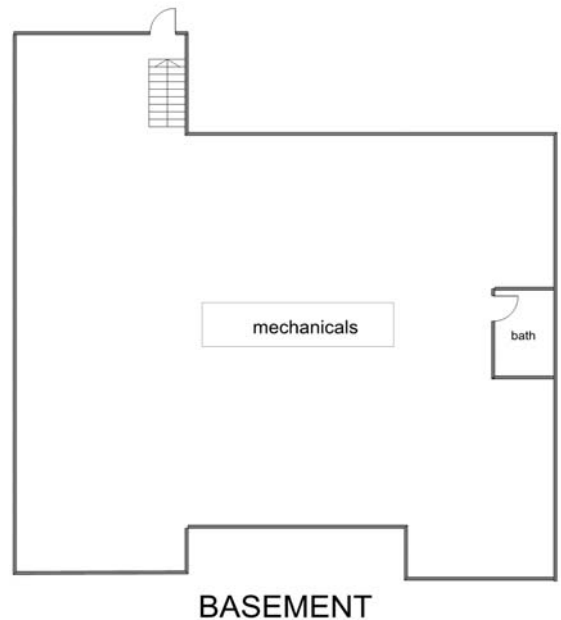
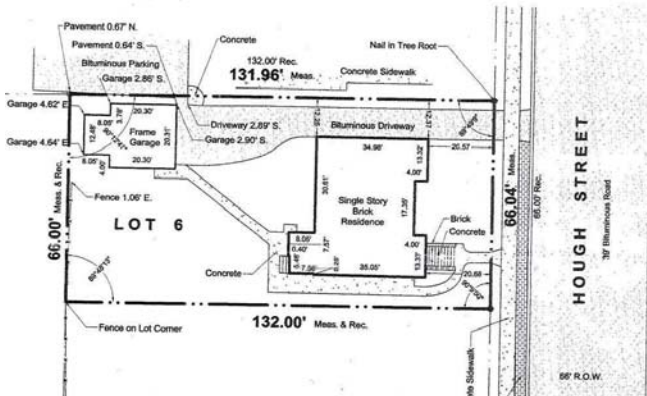
S-T-R 36-43-09
Project Number 99597-9
Client Mark Zurek
Book-Page Number 397-38
Date of Field Work 05-25-04
Drawn by JDP

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 "12" OF PLATS, PAGE 83, IN LAKE COUNTY, ILLINOIS.



Scale: 1" = 20'



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