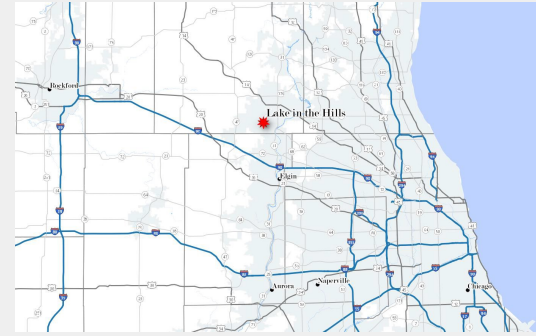


AVAILABLE COMMERCIAL BUILDING

ALGONQUIN ROAD MULTI PURPOSE BUILDING & SPACES
2250 W ALGONQUIN ROAD
LAKE IN THE HILLS, ILLINOIS 60156



Village of Lake in the Hills
ILLINOIS



Description

With the high cost of materials and construction, this strategically located property with flexible design provides an excellent repurpose opportunity. The property is located in the middle of the housing development boom that is currently underway in McHenry County. 2250 Algonquin Road boasts exceptional architecture and engineering and an existing high-quality HVAC system. This single-story structure with private entrances to each suite and a parking ratio of 7 spaces per 1,000 SF. Building for sale or tenant spaces for lease.

Sale / Lease

For Sale: Yes
Sale Price(\$): \$ 2,950,000.00
For Lease: Yes
Lease Price(\$): \$ 19.50
Lease Type: NNN
Lease Terms:

Broker Contact

Company: SVN International Corp.
Name: David Coupe
Email: david.coupe@svn.com
Phone: (312) 789-4866
Cell: (847) 812-8414
Website:

Natural Gas / Electric Providers

Natural Gas: Nicor Gas
Electric: Commonwealth Edison Corp. (ComEd)

Property Details

Latitude: 42.176628
Longitude: -88.329588
Total Surface Acres:
[Google Street View](#)

Building Details

Total SqFt: 25,563 sq. ft.
Total Surface (sqft):
Ceiling Height (ft):
Year Built:
Property Source URL: <https://svnchicago.com/properties/?propertyId=1014368-sale>

Zoning

Property: B-3 Business - General

Parcel

Parcel ID: 19-29-180-019

Water / Sewer Providers

Water: Village of Lake in the Hills
Sewer: Lake in the Hills Sanitary District

Why Lake in the Hills?

28,759 Population
(2019 ACS - U.S. Census Bureau)

\$92,872 Median Household Income
(2019 ACS - U.S. Census Bureau)

\$36,784 Per Capita Income
(2019 ACS - U.S. Census Bureau)

9,679 Total Occupied Housing Units
(2019 ACS - U.S. Census Bureau)

7,934 Owner-Occupied Housing Units
(2019 ACS - U.S. Census Bureau)

\$227,100 Median Home Value
(2019 ACS - U.S. Census Bureau)

5,184 Bachelor's Degree
(2019 ACS - U.S. Census Bureau)

For more information or assistance, please contact:

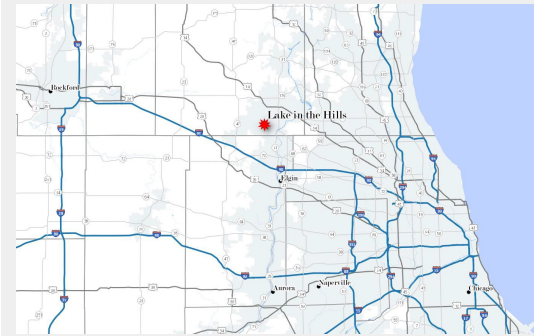
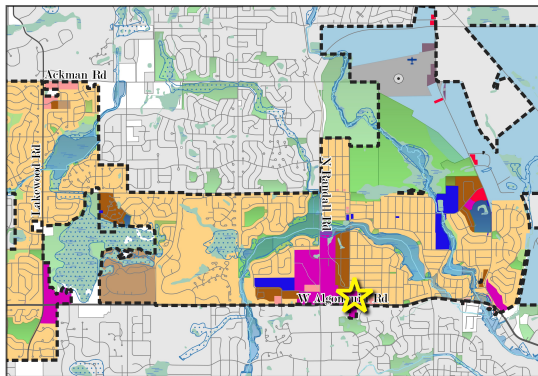
Joshua Langen
Community and Economic
Development Director
P: 847-960-7441
E: jlangen@lith.org
Village Hall
600 Harvest Gate
Lake in the Hills, IL 60156

AVAILABLE COMMERCIAL BUILDING

ALGONQUIN ROAD MULTI PURPOSE BUILDING & SPACES
2250 W ALGONQUIN ROAD
LAKE IN THE HILLS, , ILLINOIS 60156



Village of Lake in the Hills
ILLINOIS



Why Lake in the Hills?

- Located in the Chicago, Illinois metropolitan region just 35 minutes from Chicago O'Hare International Airport and served locally by Lake in the Hills 3CK Airport
- Located in McHenry County and home to luxury residential subdivisions, upscale dining and shopping, outstanding school districts, golf courses, and recreational amenities
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- Near top engineering universities and technical colleges, including the McHenry County College's 52,000 square foot career, technical, and manufacturing center
- Available tenant spaces, buildings, and sites zoned for retail, office, and manufacturing

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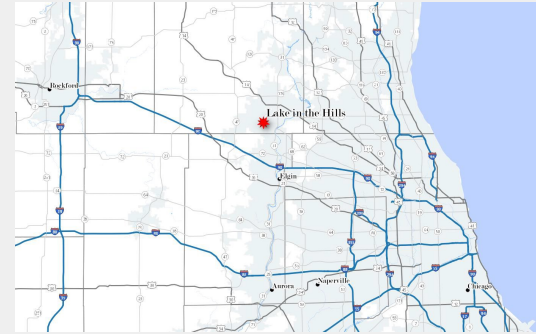
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AVAILABLE COMMERCIAL BUILDING

TENANT SPACE 9243 TRINITY COMMONS FOR SALE
9243 IL S. RTE. 31
LAKE IN THE HILLS, ILLINOIS 60156



Village of Lake in the Hills
ILLINOIS



Description

PROPERTY HIGHLIGHTS • 2 Large Open Areas Suitable for Cubicles, Workstations or Additional Offices • 2 Restrooms • Central Heat / Air • Utility Room & Storage Room • Exterior Signage • High Traffic Route 31 Frontage • Taxes 2020: \$4,350 • Association Dues: \$346.76 / Month SALE PRICE: \$179,000

Sale / Lease

For Sale: Yes
Sale Price(\$): \$ 179,000.00
For Lease: No
Lease Price(\$):
Lease Type:
Lease Terms:

Broker Contact

Company: Berkshire Hathaway
Name: Jack Minero
Email: jminero@starckre.com
Phone: 815-382-9728
Cell:
Website: StarckRE.com

Natural Gas / Electric Providers

Natural Gas: Nicor Gas
Electric: Commonwealth Edison Corp. (ComEd)

Property Details

Latitude: 42.194216
Longitude: -88.287338
Total Surface Acres:
[Google Street View](#)

Building Details

Total SqFt: 2,000 sq. ft.
Total Surface (sqft):
Ceiling Height (ft):
Year Built:
Property Source URL:

Zoning

Property: B-4 Business - Commercial

Parcel

Parcel ID: 19-22-127-14

Water / Sewer Providers

Water: Well
Sewer: Septic

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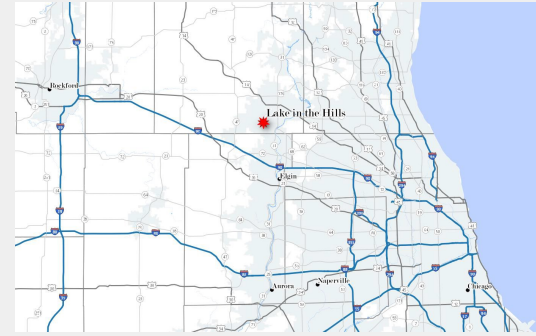
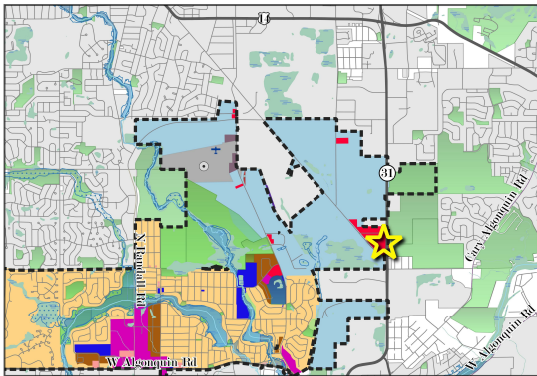
Joshua Langen
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Village Hall
600 Harvest Gate
Lake in the Hills, IL 60156

AVAILABLE COMMERCIAL BUILDING

TENANT SPACE 9243 TRINITY COMMONS FOR SALE
9243 IL S. RTE. 31
LAKE IN THE HILLS, MCHENRY, ILLINOIS 60156



Village of Lake in the Hills
ILLINOIS



Why Lake in the Hills?

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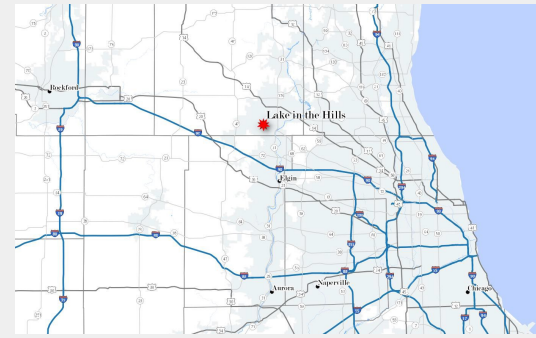
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E: jlange@lith.org
Village Hall
600 Harvest Gate
Lake in the Hills, IL 60156

AVAILABLE OFFICE BUILDING

OAK STREET CONTIGUOUS OFFICE CONDOS
960 EAST OAK STREET
LAKE IN THE HILLS, ILLINOIS 60156



Village of Lake in the Hills
ILLINOIS



Description

User/investor opportunity to purchase all 2,500 SF (3 units, formerly 4 units) for \$210,000 with 1,250 SF (units 2 & 3) already leased and generating \$1,500/mo. Taxes are currently \$2.05 psf and association dues are \$140/mo per unit (\$560/mo. for entire 2,500 SF) (\$2.69 psf). Plenty of parking in this professional office park. See layout. Unit 1: 1,250 SF (formerly 2 separate condos) office condo available for lease for \$12.63 psf NNN. with 1 private office, 2 bathrooms, open clerical and kitchen.

Sale / Lease

For Sale: Yes
Sale Price(\$): \$ 210,000.00
For Lease: Yes
Lease Price(\$): \$ 12.63
Lease Type: NNN
Lease Terms:

Broker Contact

Company: Premier Commercial Realty
Name: Kevin Kaplan
Email: kevink@premiercommercialrealty.com
Phone: 309-261-0920
Cell:
Website: <https://www.premiercommercialrealty.com/>

Natural Gas / Electric Providers

Natural Gas: Nicor Gas
Electric: Commonwealth Edison Corp. (ComEd)

Property Details

Latitude: 42.189405
Longitude: -88.308658
Total Surface Acres:
[Google Street View](#)

Building Details

Total SqFt: 2,500 sq. ft.
Total Surface (sqft):
Ceiling Height (ft):
Year Built: 2000
Property Source URL: <https://www.premiercommercialrealty.com/properties/office-user-investor/>

Zoning

Property: B-4 Business-Commercial

Parcel

Parcel ID:

Water / Sewer Providers

Water: Village of Lake in the Hills
Sewer: Lake in the Hills Sanitary District

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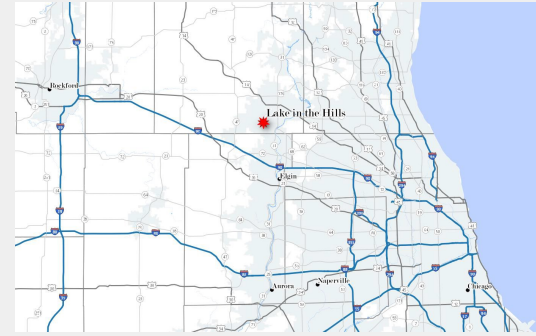
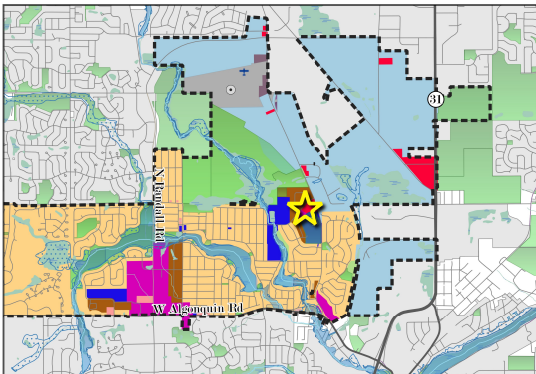
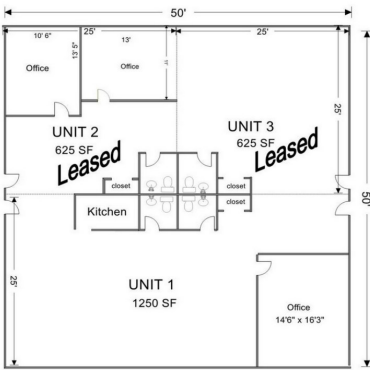
Joshua Langen
Community and Economic
Development Director
P: 847-960-7441
E: jlange@lith.org
Village Hall
600 Harvest Gate
Lake in the Hills, IL 60156

AVAILABLE OFFICE BUILDING

OAK STREET CONTIGUOUS OFFICE CONDOS
960 EAST OAK STREET
LAKE IN THE HILLS, MCHENRY, ILLINOIS 60156



Village of Lake in the Hills
ILLINOIS



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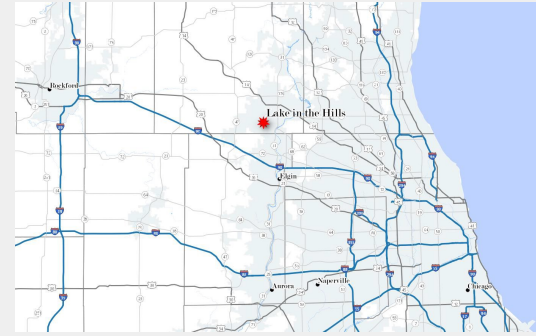
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AVAILABLE COMMERCIAL BUILDING

UNIT 9113 IN TRINITY COMMONS
9113 TRINITY DR
LAKE IN THE HILLS, IL 60156



Village of Lake in the Hills
ILLINOIS



Description

Well-priced and built-out 2,412 SF office condo for sale in Trinity Commons at Trinity Drive and Route 31, one mile south of Super Walmart. Monument signage available. Currently has (5) large offices, kitchenette, reception and (2) ADA washrooms. Was formerly a counseling office. Current tenant (X-Tek Repair) thru 11/30/22 paying \$1750/mo gross. Purchase with tenant in place for only \$65.92 psf. Association dues are \$389.44/mo. (included in rent). Taxes have been successfully appealed and will be reduced. Note: current tenant has right of first refusal.

Sale / Lease

For Sale: Yes
Sale Price(\$): \$ 159,000.00
For Lease: No
Lease Price(\$):
Lease Type:
Lease Terms:

Broker Contact

Company: Premier Commercial Realty
Name: Bruce Kaplan
Email: BruceK@PremierCommercialRealty.com
Phone: (847) 854-2300 ext.20
Cell: (847) 507-1759
Website: <https://www.premiercommercialrealty.com/>

Natural Gas / Electric Providers

Natural Gas: Nicor Gas
Electric: Commonwealth Edison Corp. (ComEd)

Property Details

Latitude: 42.194216
Longitude: -88.287338
Total Surface Acres:
[Google Street View](#)

Building Details

Total SqFt: 2,412 sq. ft.
Total Surface (sqft):
Ceiling Height (ft):
Year Built: 1996
Property Source URL: <https://www.premiercommercialrealty.com/>

Zoning

Property: B-4 Business - Commercial

Parcel

Parcel ID: 19-22-127-040

Water / Sewer Providers

Water: Well
Sewer: Septic

Why Lake in the Hills?

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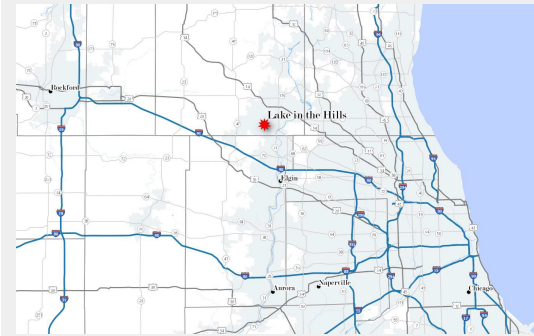
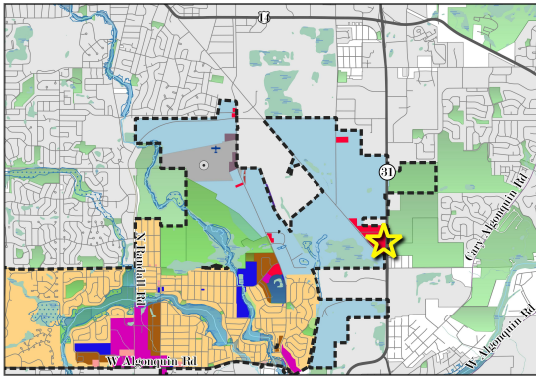
Joshua Langen
Community and Economic
Development Director
P: 847-960-7441
E: jlangen@lith.org
Village Hall
600 Harvest Gate
Lake in the Hills, IL 60156

AVAILABLE COMMERCIAL BUILDING

UNIT 9113 IN TRINITY COMMONS
9113 TRINITY DR
LAKE IN THE HILLS, IL 60156



Village of Lake in the Hills
ILLINOIS



Why Lake in the Hills?

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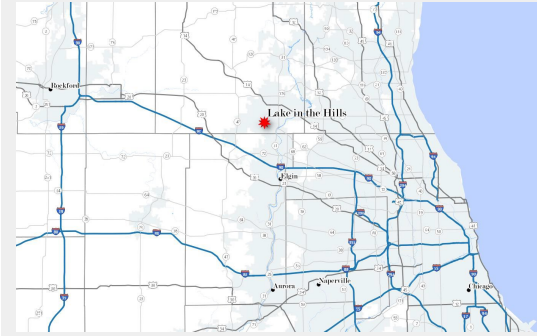
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Village Hall
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Lake in the Hills, IL 60156

AVAILABLE COMMERCIAL BUILDING

UNIT 9245 IN TRINITY COMMONS
9245 S IL ROUTE 31
LAKE IN THE HILLS, IL 60156



Village of Lake in the Hills
ILLINOIS



Description

OR SALE OR LEASE: 2,000 SF fully built out office condo with large reception area, (2) private offices, conference room (or large 3rd office), large open clerical area that can accommodate several desks, kitchenette, (2) ADA restrooms and ± 200 SF rear storage area with a 12' x 12' DID for deliveries. B-4 zoning - Located in Trinity Commons Business Center on busy Route 31.

Sale / Lease

For Sale: Yes
Sale Price(\$): \$ 205,000.00
For Lease: Yes
Lease Price(\$): \$ 13.20
Lease Type: psf Gross
Lease Terms:

Broker Contact

Company: Premier Commercial Realty
Name: Heather Schweitzer
Email: HeatherS@PremierCommercialRealty.com
Phone: 847-854-2300 x15
Cell: 815-236-9816
Website: <https://www.premiercommercialrealty.com/>

Natural Gas / Electric Providers

Natural Gas: Nicor Gas
Electric: Commonwealth Edison Corp. (ComEd)

Property Details

Latitude: 42.194216
Longitude: -88.287338
Total Surface Acres:
[Google Street View](#)

Building Details

Total SqFt: 2,000 sq. ft.
Total Surface (sqft):
Ceiling Height (ft):
Year Built:
Property Source URL: https://www.premiercommercialrealty.com/wpp_search%5Blisting_type%5D%5BC

Zoning

Property: B-4 Business - Commercial

Parcel

Parcel ID: 19-22-127-040

Water / Sewer Providers

Water: Well
Sewer: Septic

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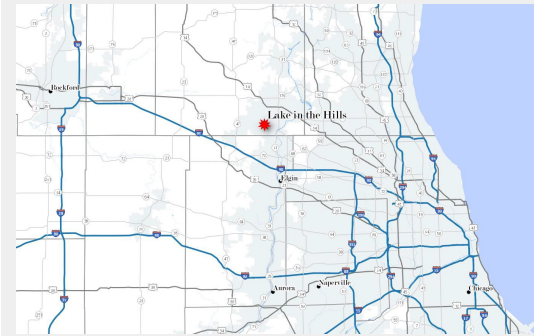
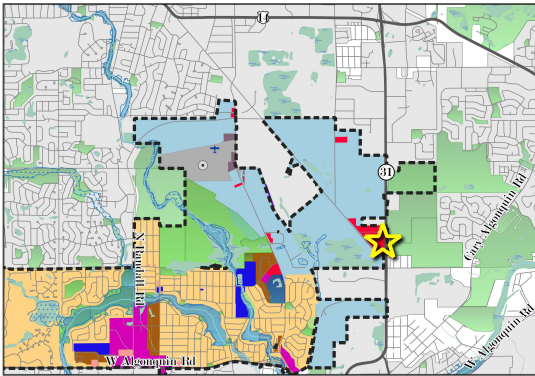
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