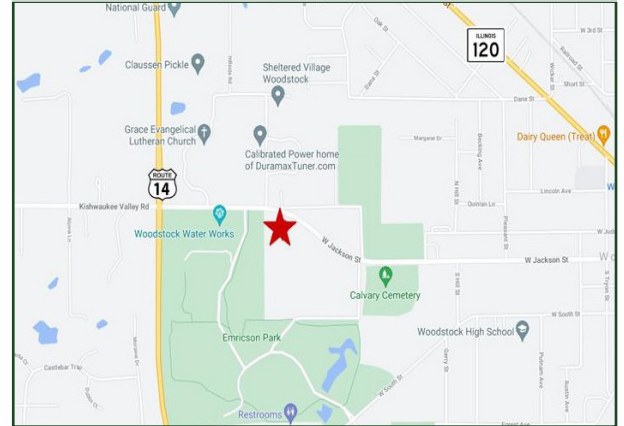


13711 W JACKSON WOODSTOCK, IL 60098

FOR SALE OR LEASE

MLS # 11660973

October 26, 2022



OFFICE 1,180 - 4,920 SF

SALE : 266,000 (\$54.06 psf)
LEASE: \$13 psf Main Level • \$8 psf LL Gross

DESCRIPTION

Office Space 4,920 SF Total (for sale)
Main Floor 2,460 SF (divisible) (for lease)
Lower Level 2,460 SF (for lease)

FOR SALE – 4,920 SF with a 2,460 SF ground floor level and a 2,460 SF lower level walkout space that is partially built out into office space.

Former medical office building. Two entrances will accommodate setting up two – separate units -- 1,280 Sf and 1,180 SF. Each unit has a reception area, multiple offices/exam rooms, and private bathrooms. There is also a full 2,460 lower-level walkout that includes a multiple office build out arrangement. Total land is 4.04 acres and includes a separate buildable 2.34 vacant lot. Low taxes of \$3,577.42 for both parcels.

FOR LEASE – 2,460 SF on the main level and additional 2,460 SF on the walk-out level. Main floor can be separated into 1,280 SF and 1,180 SF units, and each space has a separate front door entrance and private bathrooms. Main floor space is \$13 per SF gross, and the lower-level space is \$8 per SF gross. Site has ample parking and roadside signage available

SPECIFICATIONS

Building Size	4,920 SF
Land Size	4.04 AC (175,982 SF)
Year Built	1967
HVAC System	Electric Heat / Central Air
Electrical	200 AMP
Sprinklers	No
Washrooms	5 - (2) w/ showers / 1 LL
Ceiling Height	8 FT
Parking	Ample
Sewer/Water	Well / Septic
Zoning	O
CAM & Taxes	\$3,577.42 (2021) both PINs Included in Rent
Lease Term	Minimum 2 Year
PIN	13-06-377-004 & 003

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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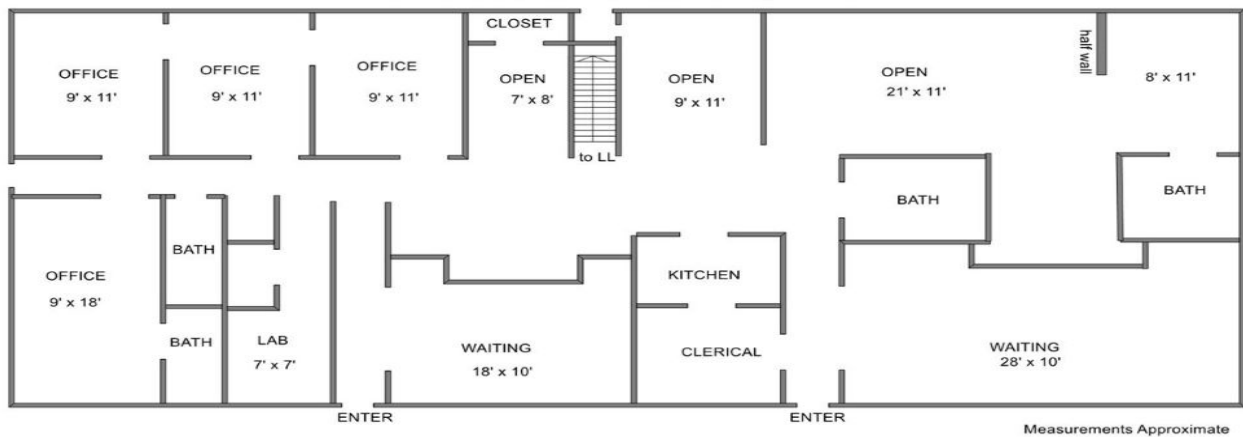
FOR SALE
OR LEASE



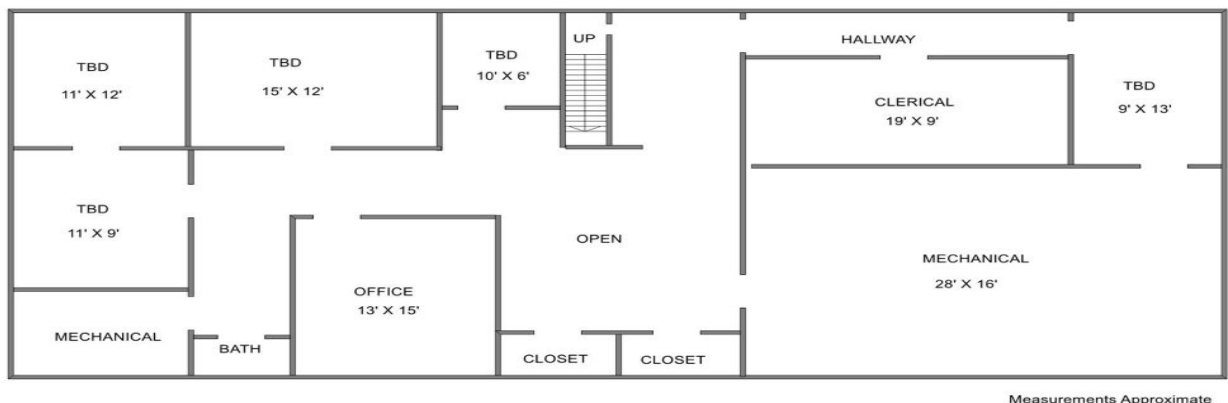
MAIN FLOOR

MAIN FLOOR
2,460 SF

DIVISIBLE TO 1,180 AND 1,280 SF



LOWER LEVEL



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