

## OFFICE FOR SALE & LEASE

# 1401 MCHENRY UNIT 124

1401 McHenry Rd, Unit 124, Buffalo Grove, IL 60089



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$197,000
<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	1,641 SF
<b>LEASE RATE:</b>	\$18.00 SF/yr (MG)
<b>LOT SIZE:</b>	Common
<b>ZONING:</b>	B 1
<b>COUNTY:</b>	Lake
<b>PRICE / SF:</b>	\$120.05
<b>PIN:</b>	15-30-413-043

### PROPERTY OVERVIEW

First Floor Office Condo for Sale or Lease located amongst Professional Office Complex.

### PROPERTY HIGHLIGHTS

- 1641 SF Gross-1st Floor, end unit, easy access
- Space for offices, conf room, in unit kitchenette & secure basement storage
- Taxes: \$8094; \$4.93/sf, 2019 payable in 2020
- Assoc Fee: \$632/month (Includes all exterior landscape, parking lot and common area, elevator maintenance and repairs, water/sewer/scavenger)
- Unit 124 current use Beth Lee Women's Boutique; will require some space redesign for office use.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,844	30,714	83,139
Total Population	8,011	83,951	223,002
Average HH Income	\$136,268	\$111,694	\$102,888

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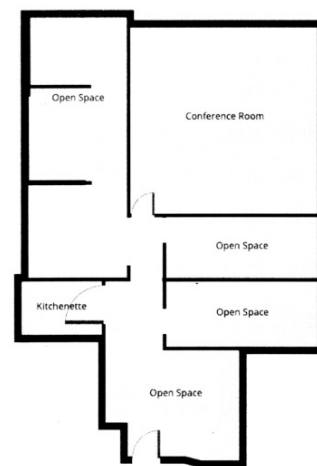
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