

FOR SALE OR LEASE

Office Building 3,646 SF

PRICE REDUCED One story terra cotta stone and brick office building located in downtown business district. Originally built as McHenry State Bank in 1915. Remodeled several years ago and boasts natural light, exposed high 15' ceilings, exposed brick walls, hardwood floor entry, laminate floors in office and carpeted basement. Original bank concrete encased vault still on premises located in lower level. Adjacent to city parking lot but has 5 car private lot in rear backed up to Walgreens. Newer roof and tuck-pointing. 5 year old gas furnace. Historical status. One block to commuter train. Approx 2,022 SF main level and 1,624 SF functional basement now used for records storage. (1) bath on main level, (1) private office plus conference room. Ideal for professionals. C-4 zoning allows for retail uses. 10% down SBA financing available. Also available for lease. See layouts and pictures. Visit Premier Commercial Realty website to see more listings.

PROPERTY SPECIFICATIONS

Description:	Office or Retail Building
Land Size:	4,356 SF
Year Built:	1915 (Remodeled)
HVAC System:	GFA / Central Air
Electric:	200 amp
Sprinklered:	No
Washrooms:	1
Flooring:	Hardwood/Laminate/ Carpet
Ceiling Height:	15'
Possession:	Negotiable
Parking:	5 Private Plus City Lot Adjacent
Sewer: City	Water: City
Zoning:	C4
Real Estate Taxes:	\$6,753.06 (2018) Included in Lease
Lease Price:	\$2,500/mo Gross (\$8.23 psf)
Sale Price:	\$244,900 (\$67.17 psf) \$199,000 (\$54.58 psf)



PRICE REDUCED



MLS: 10348249



Directions: Route 31 to Main Street. West to property.

PIN: 09-26-354-030

February 20, 2020

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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www.PremierCommercialRealty.com

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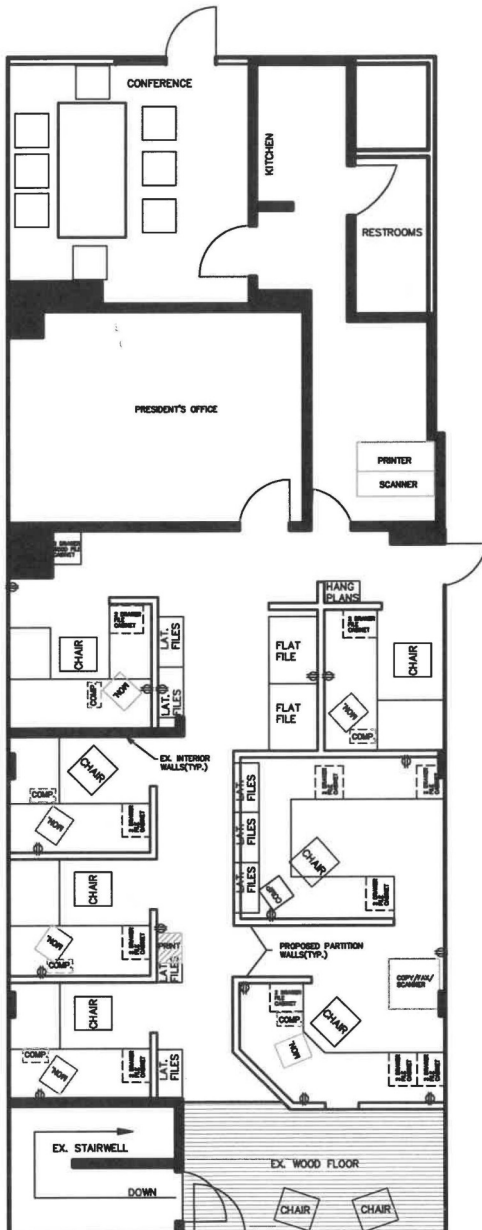
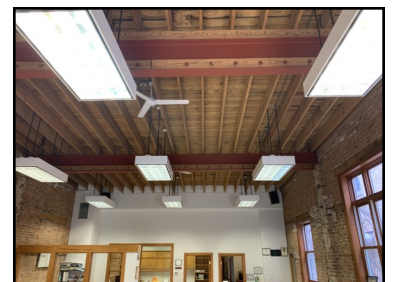
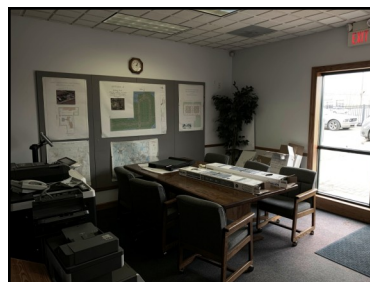
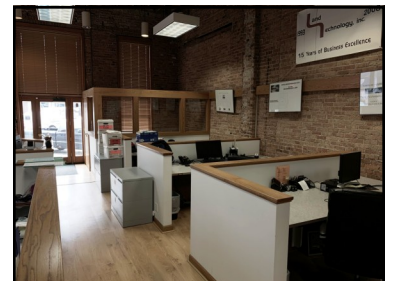
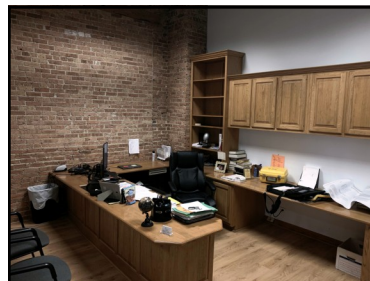
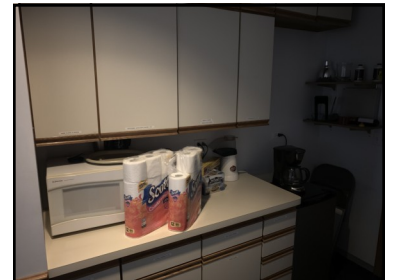
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McHenry, IL 60050
MAIN FLOOR



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3922 Main Street
McHenry, IL 60050
LOWER LEVEL

