

1224 S. MAIN STREET (ROUTE 31) ALGONQUIN, IL 60102

FOR LEASE

MLS #10937221

January 6, 2021



PRICE REDUCED



OFFICE 1,500 SF

PRICE REDUCED ~~\$1,499/mo.~~
\$1,000/mo Gross (\$8. psf)

DESCRIPTION

Price Reduced. Freestanding frame 1.5 story zoned for office use with 3 private areas on main floor and extra space upstairs and basement. One office has a coffee bar with sink. Bath has tub and shower. Monument signage on busy Route 31. Only \$1,000/mo. Gross (\$8 psf). Good condition, newer furnace, newer light fixtures. See attached floor plan and photos.

SPECIFICATIONS

Description	Freestanding Building
Building Size	1,500 SF
Year Built	1952
HVAC System	Gas / Hot Water / A/C
Electrical	100 amps, 240V / Breakers
Sprinkled	No
Washrooms	1 (with tub & shower)
Flooring	Carpet / Tile
Ceiling Height	8'6"
Parking	9
Sewer/Water	City
Zoning	B2
RE Taxes	Included in Rent
PIN Number	19-33-482-016
Possession	Immediate

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,788	60,550	147,003
Avg Household Income	\$96,548	\$87,423	\$90,527
Daily Traffic Counts: 18,100 (Route 31)			

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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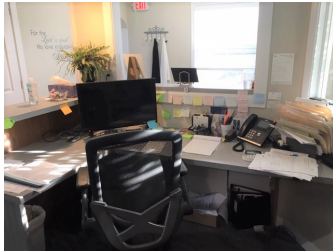
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Associate Broker

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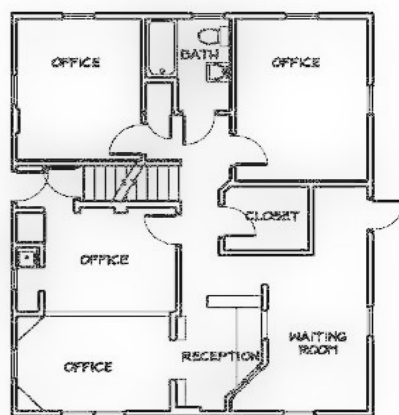
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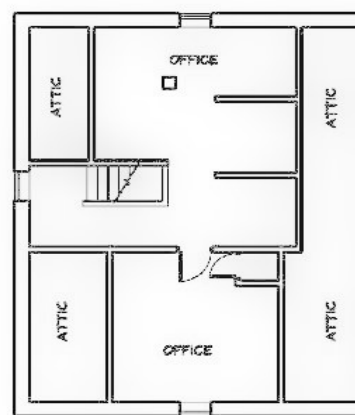
FOR LEASE



FLOOR PLAN



FIRST FLOOR



SECOND FLOOR

NOTE: FULL BASEMENT INCLUDED, NOT ILLUSTRATED HERE.

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