



438 N Hough St

438 N Hough St, Barrington, IL 60010



Christopher Demos

@properties

741 Devon Ave, Park Ridge, IL 60068

chrisdemos@atproperties.com

(847) 692-5522



438 N Hough St

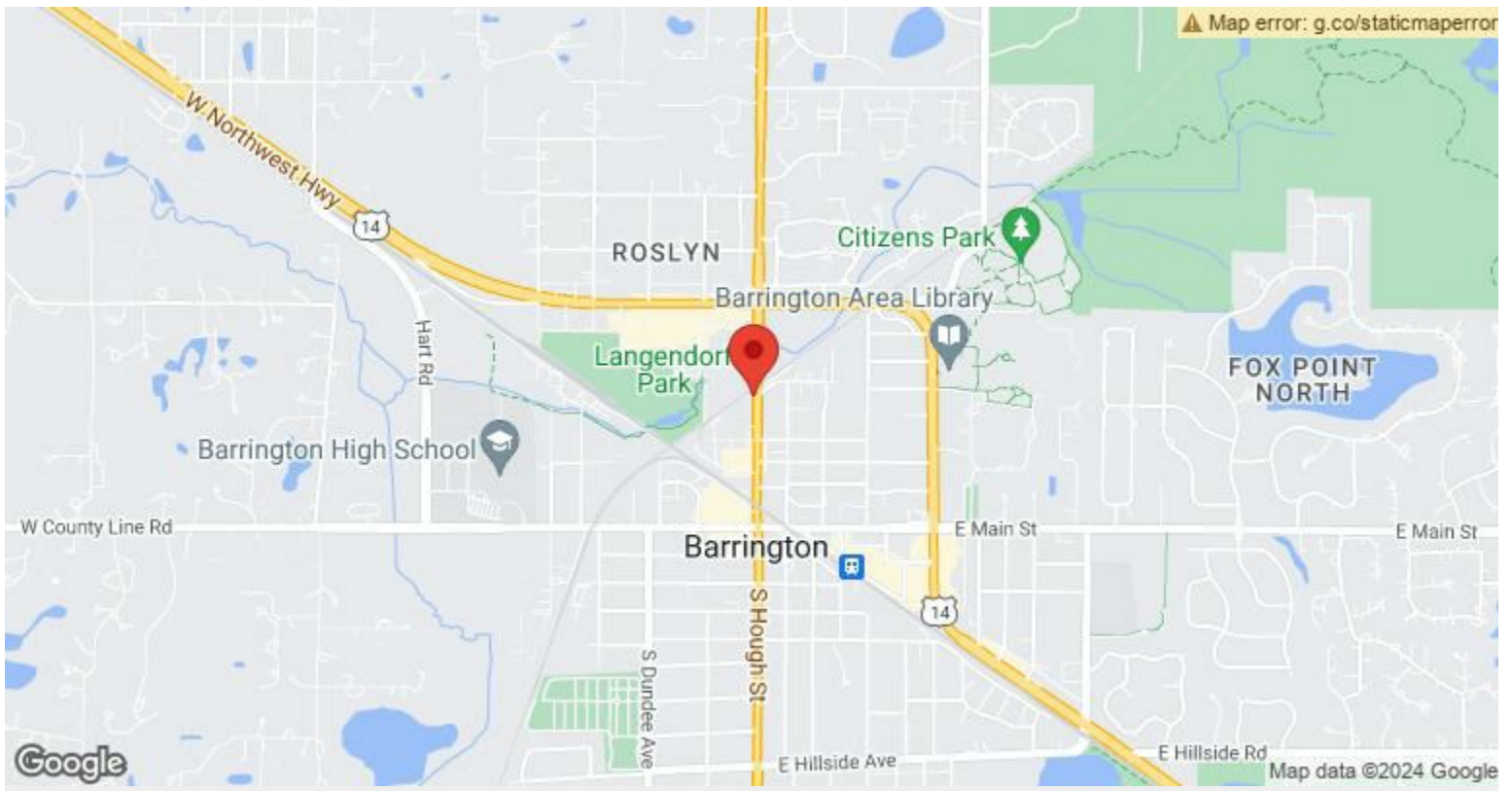
\$435,000

For sale or for lease...move-in ready boutique 2 story office building offering just over 2700 sq. ft. and 13 parking spaces! Close proximity to downtown Barrington shopping and a short walk to the Metra. B-4 zoning offers a flexible list of uses under the Office and Retail categories. There is a large reception area, 7+ offices, conference room & lounge area with a fireplace, a kitchenette, 2 bathrooms and a basement for storage. There is a outdoor patio to! Central air conditioning and forced air heat. This will be a gross lease with the tenant being responsible for the utilities and garbage. Tenant will be required to have renters insurance and a maintenance contract for the HVAC. Air conditioning is 1 year old, furnace is 5 years old and the hot water tank is 2 years old....

- 2705 SQ. FT.
- 13 PARKING SPACES
- OVER 16000 VEHICLES PER DAY
- 7+ OFFICES
- CONFERENCE ROOM / OPEN WORK SPACE



Price:	\$435,000
Property Type:	Office
Building Class:	B
Sale Type:	Owner User
Lot Size:	0.11 AC
Rentable Building Area:	2,705 SF
Rentable Building Area:	2,705 SF
No. Stories:	2
Year Built:	1920
Tenancy:	Single
Parking Ratio:	4.81/1,000 SF
Zoning Description:	B-4, Barrington
APN / Parcel ID:	13-36-304-001-0000
Walk Score ®:	76 (Very Walkable)

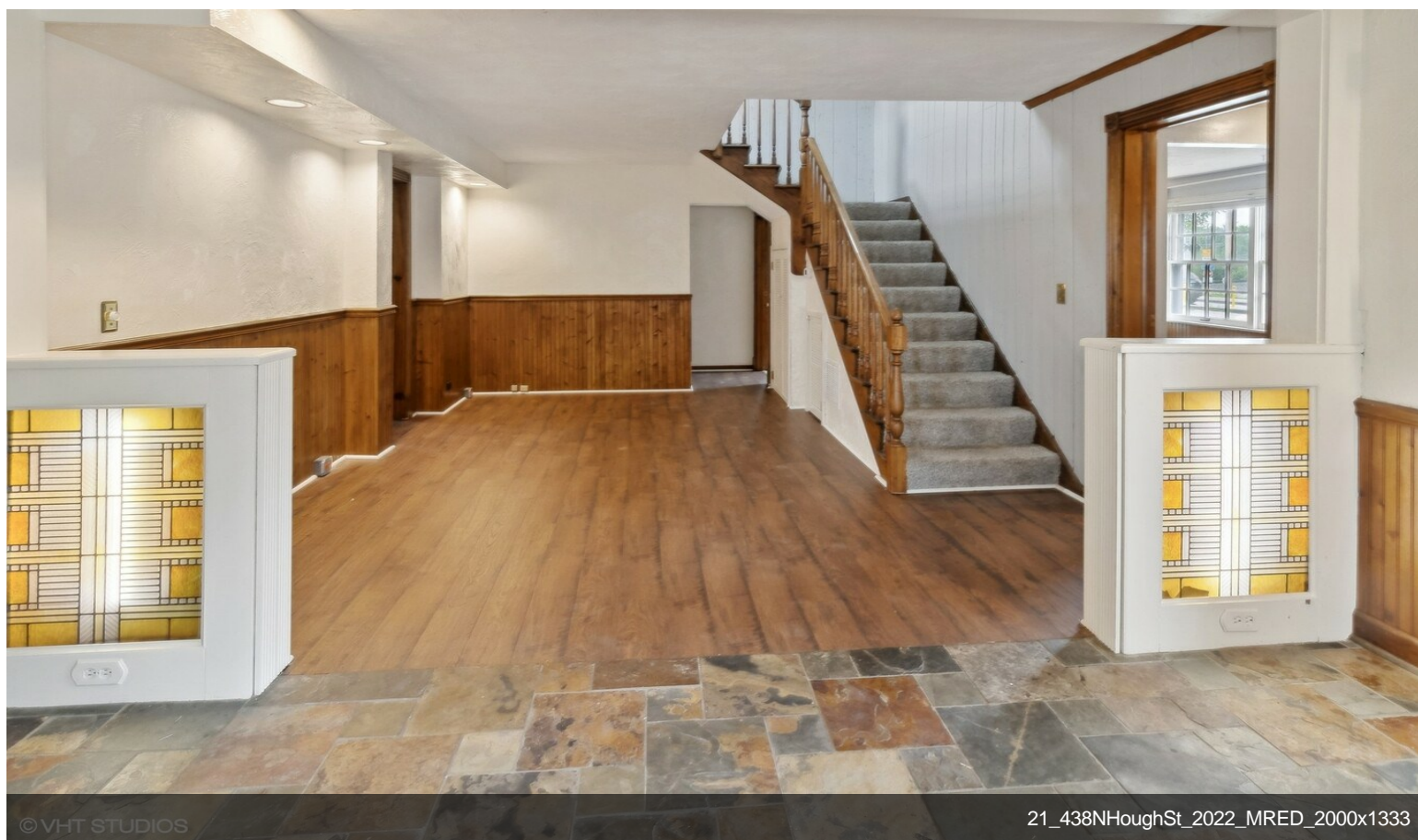


438 N Hough St, Barrington, IL 60010

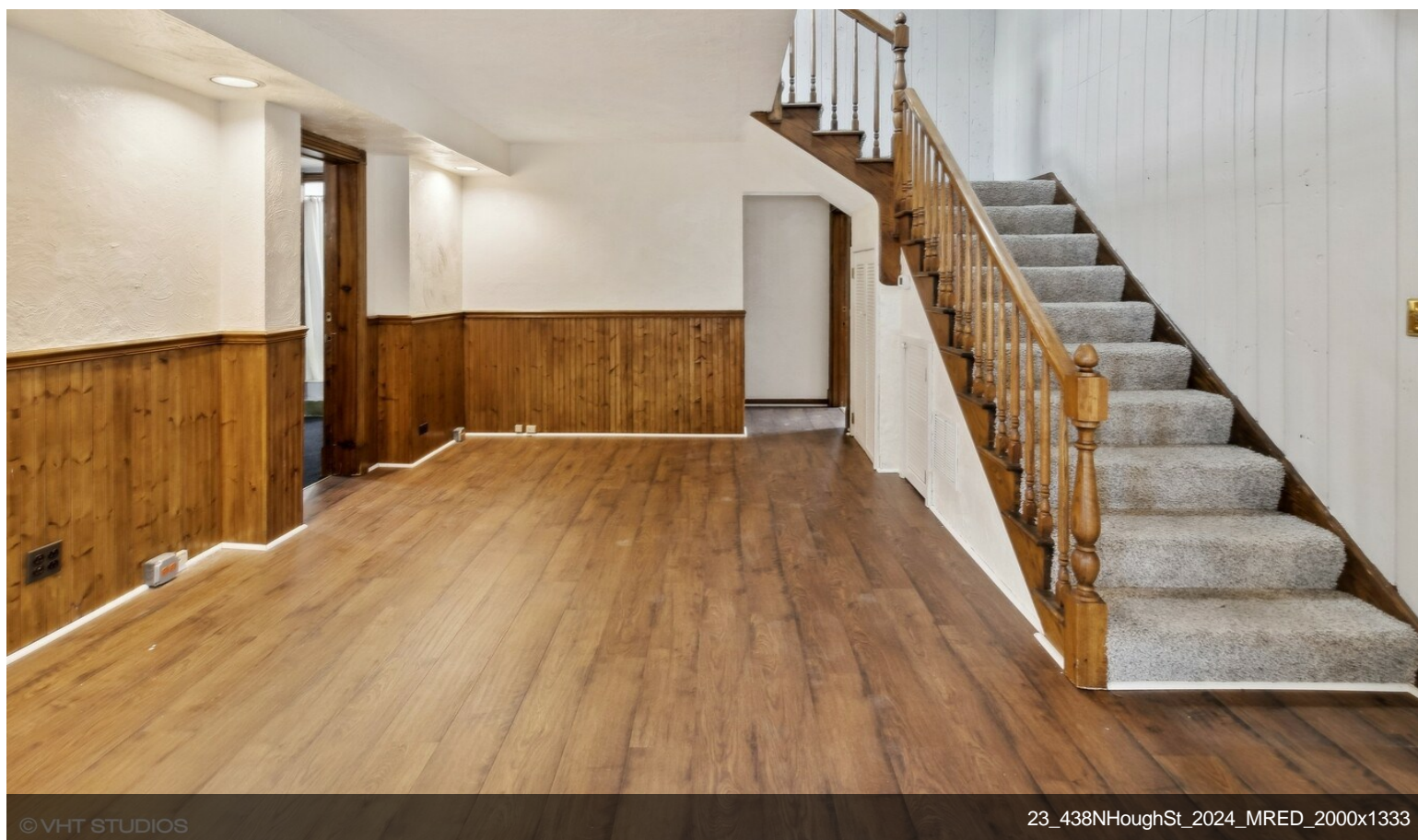
Property Photos



Property Photos



Property Photos



Property Photos



© VHT STUDIOS

24_438NHoughSt_2025_MRED_2000x1333



© VHT STUDIOS

19_438NHoughSt_2020_MRED_2000x1333

Property Photos



©VHT STUDIOS

18_438NHoughSt_2019_MRED_2000x1333



©VHT STUDIOS

17_438NHoughSt_2018_MRED_2000x1333

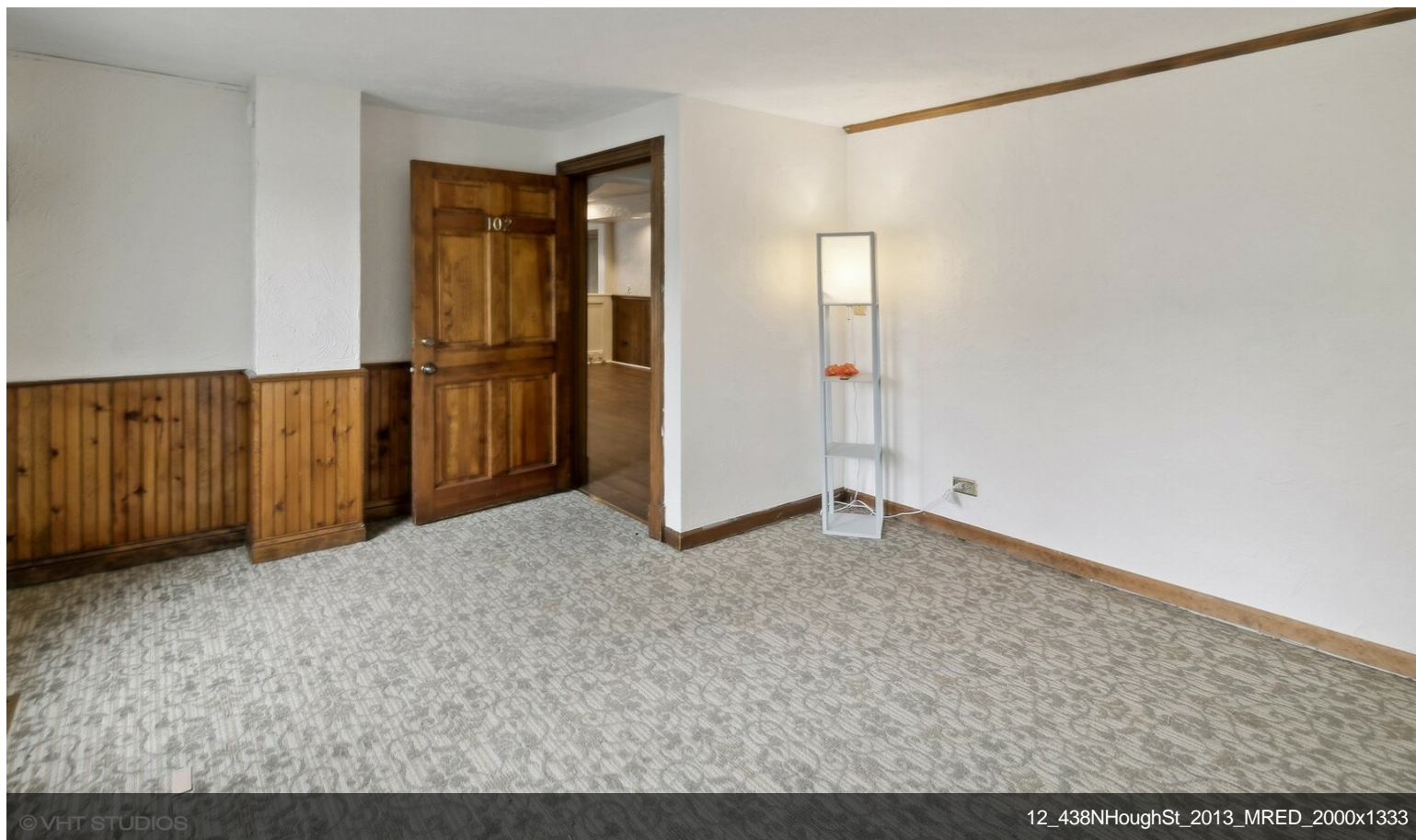
Property Photos



Property Photos



Property Photos

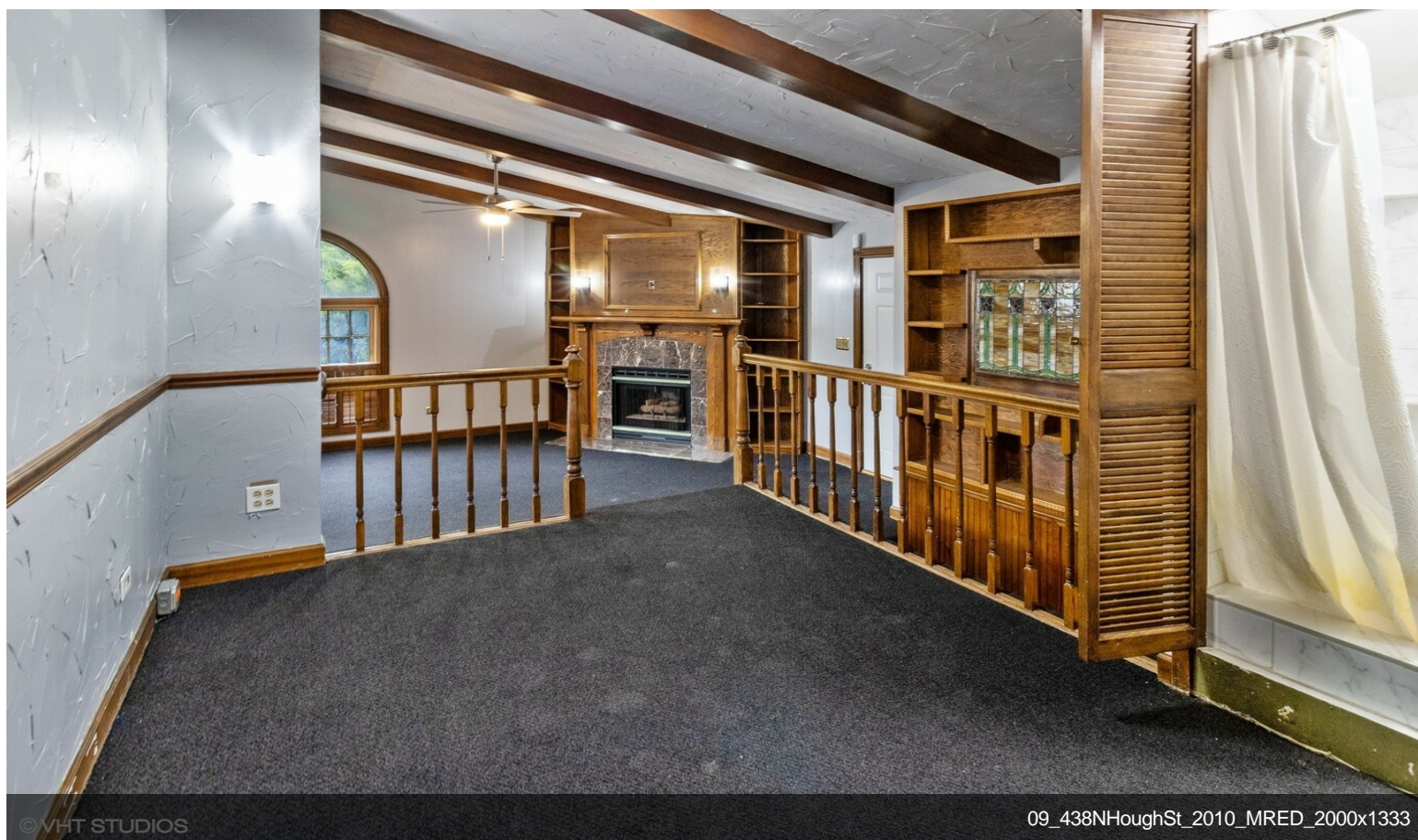


Property Photos



© VHT STUDIOS

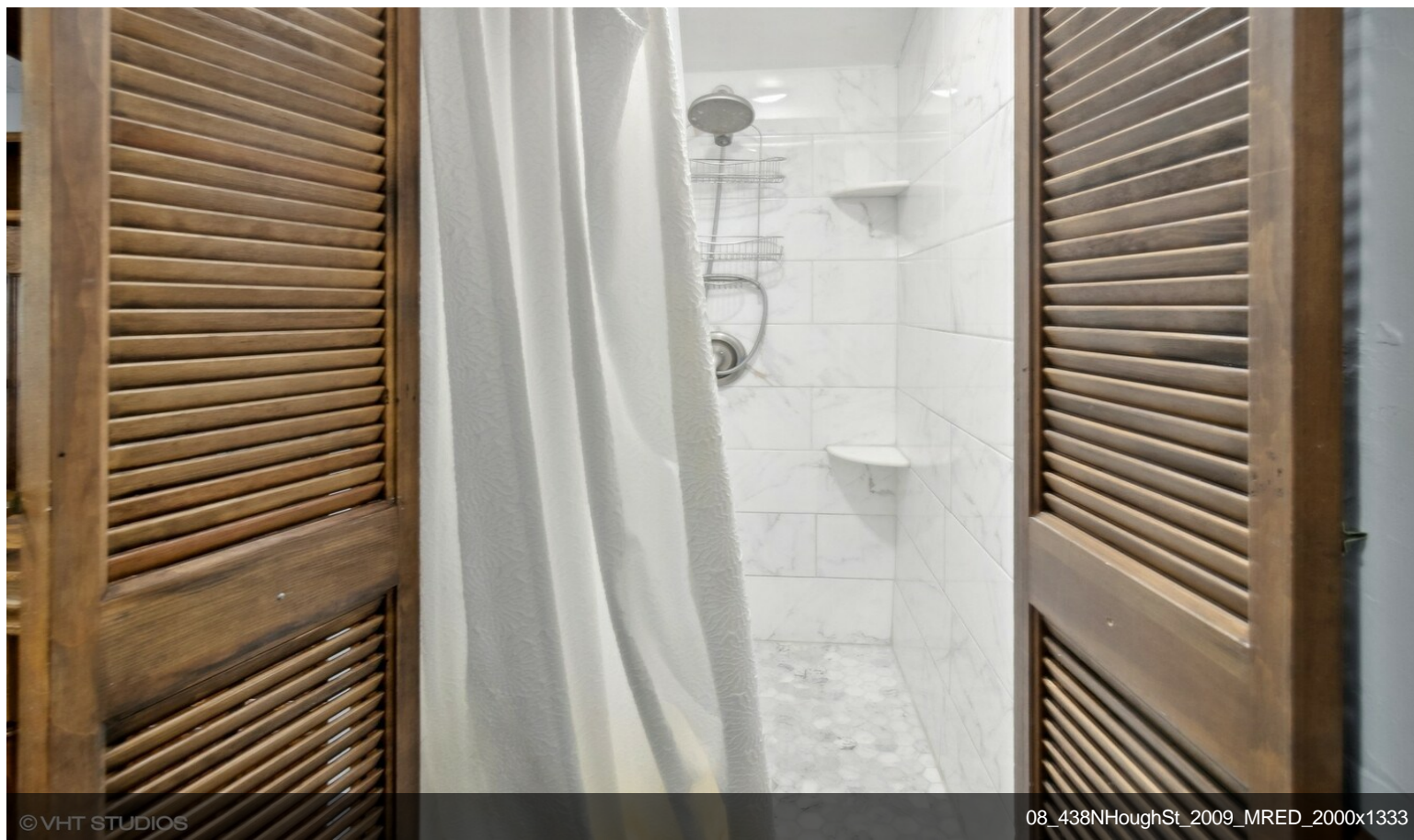
07_438NHoughSt_2008_MRED_2000x1333



© VHT STUDIOS

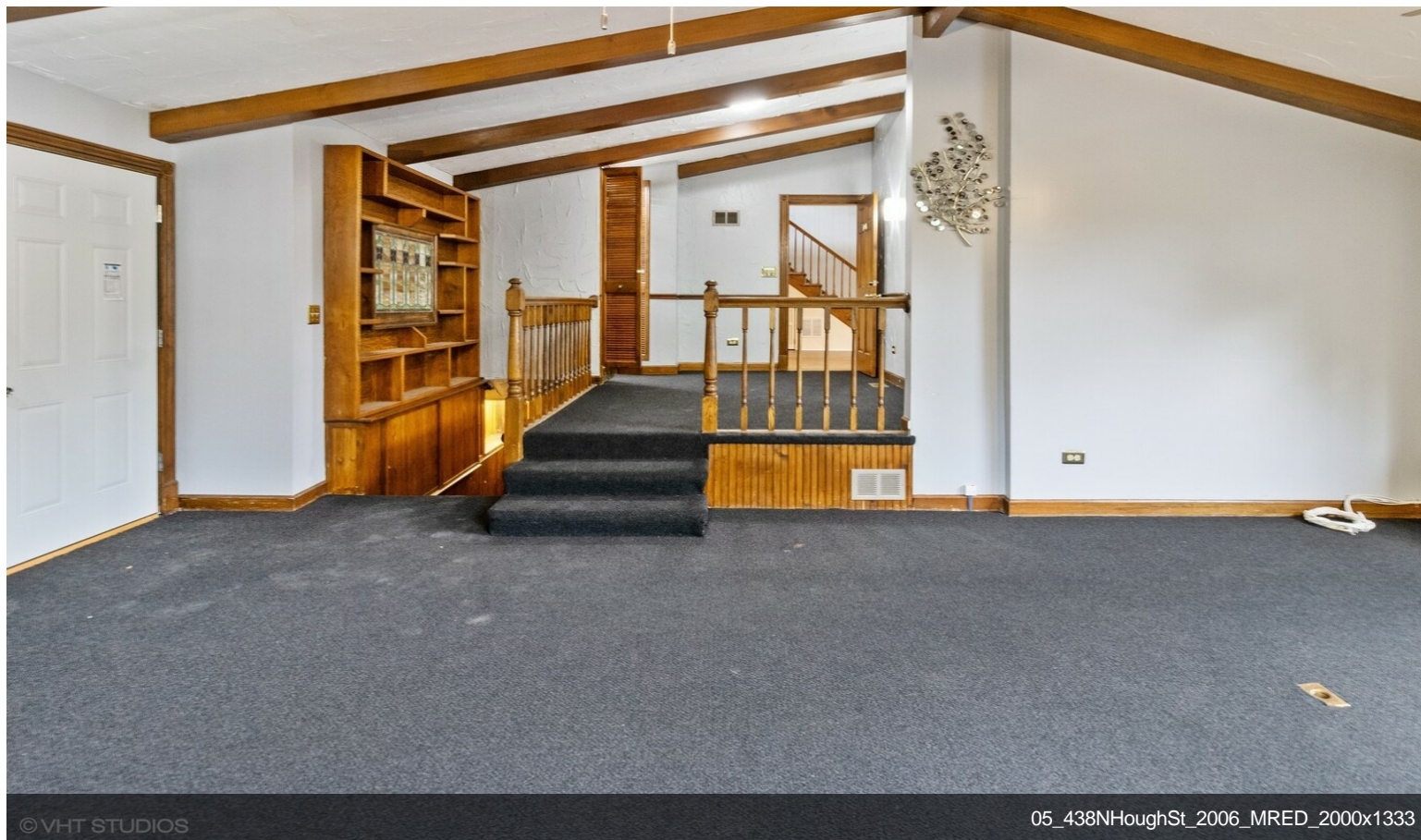
09_438NHoughSt_2010_MRED_2000x1333

Property Photos



© VHT STUDIOS

08_438NHoughSt_2009_MRED_2000x1333



© VHT STUDIOS

05_438NHoughSt_2006_MRED_2000x1333

Property Photos



© VHT STUDIOS

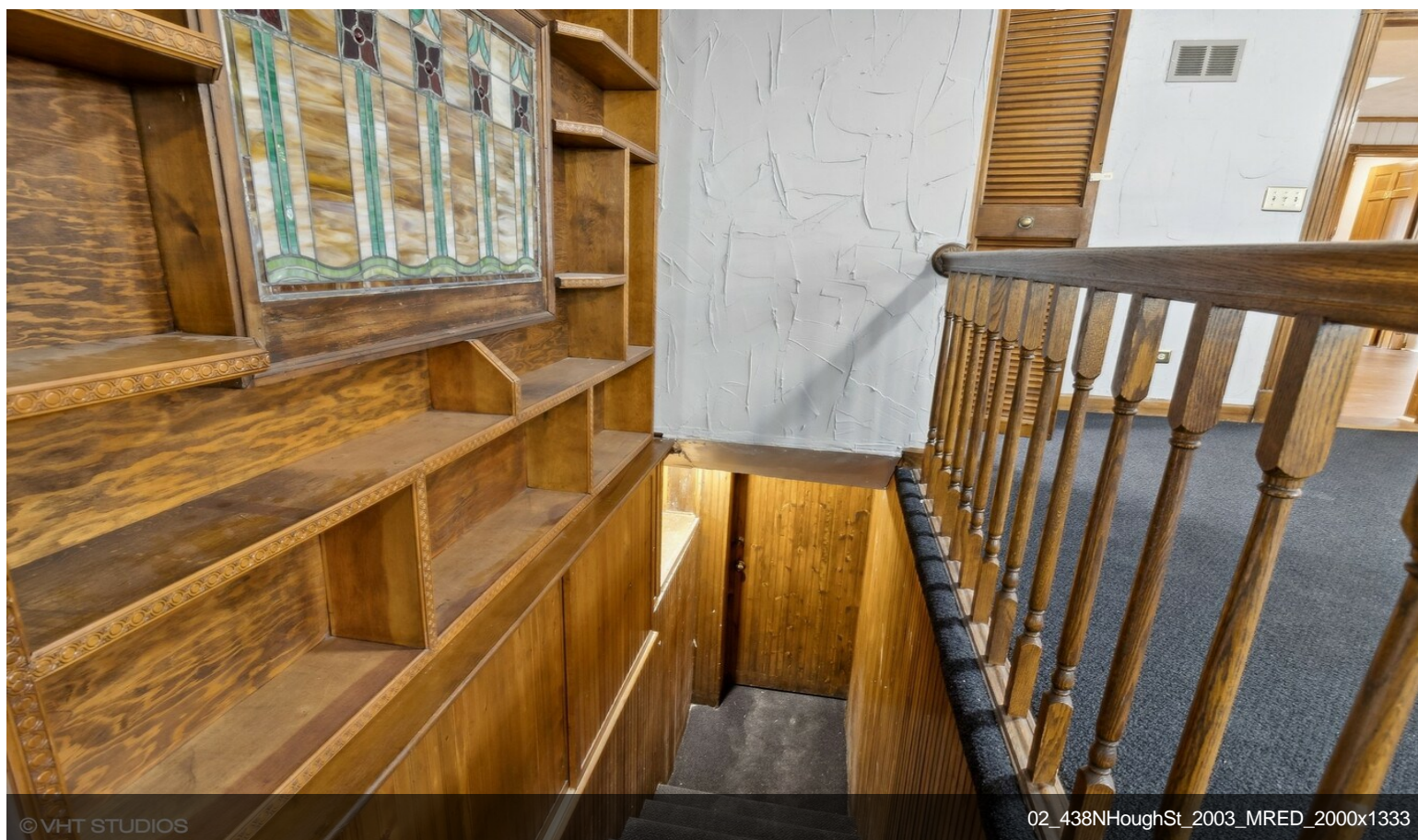
06_438NHoughSt_2007_MRED_2000x1333



© VHT STUDIOS

03_438NHoughSt_2004_MRED_2000x1333

Property Photos



Property Photos



©VHT STUDIOS

01_438NHoughSt_2001_MRED_2000x1333



©VHT STUDIOS

27_438NHoughSt_2028_MRED_2000x1333

Property Photos



Property Photos



© VHT STUDIOS

29_438NHoughSt_2030_MRED_2000x1333



© VHT STUDIOS

38_438NHoughSt_2039_MRED_2000x1333

Property Photos



Property Photos



©VHT STUDIOS

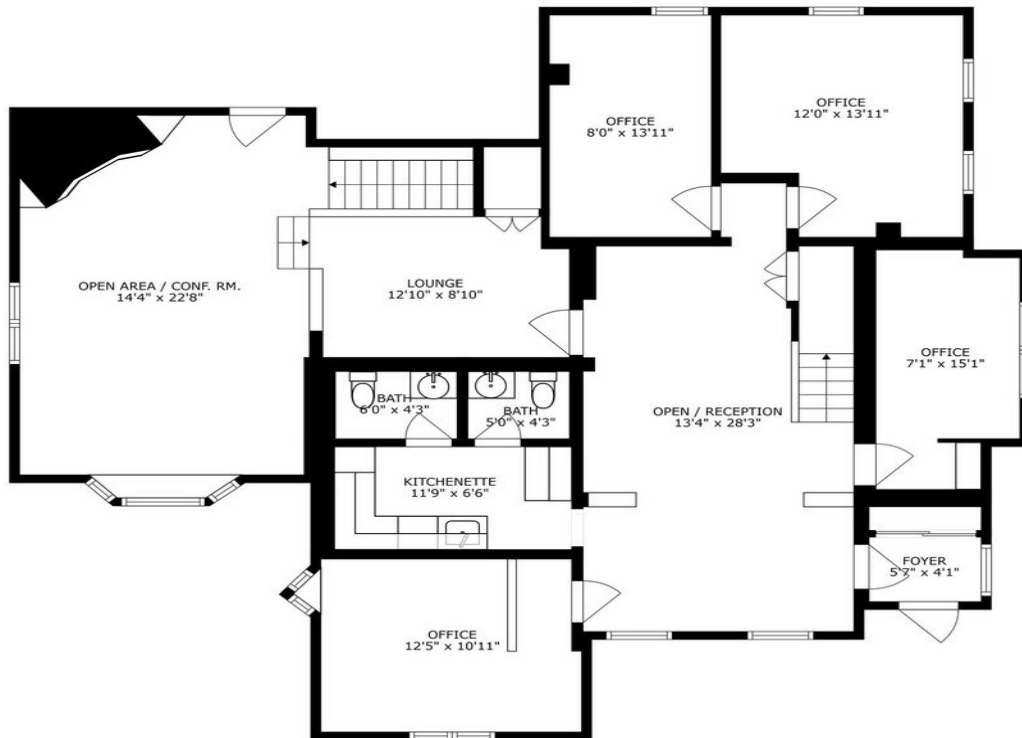
25_438NHoughSt_2026_MRED_2000x1333



©VHT STUDIOS

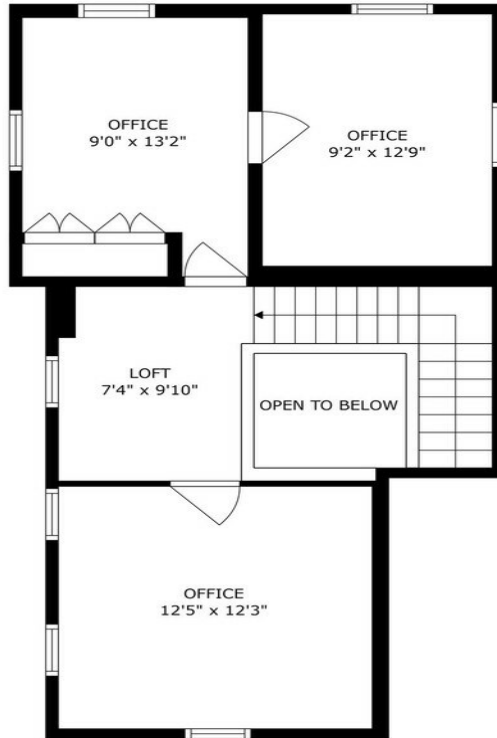
10_438NHoughSt_2011_MRED_2000x1333

Property Photos



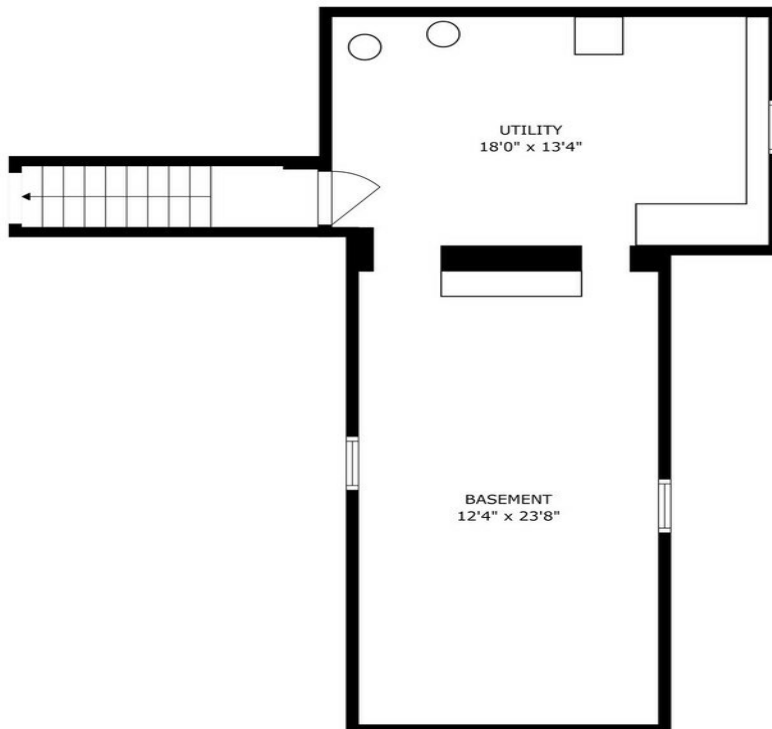
APPROXIMATELY: 1597 SQ FT

Property Photos



APPROXIMATELY: 544 SQ FT

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY 41_438NHoughSt_402_FloorPlan_MRED_2000x1333



APPROXIMATELY: 564 SQ FT

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY 43_438NHoughSt_404_FloorPlan_MRED_2000x1333