

## 106 S Wynstone Park Dr #5B, North Barrington, IL 60010



Offered at \$288,750

**Building Type:**

Professional Office / Medical Office

**Building Size:**

1,750 SF

**Year Built:**

2009

**Taxes:**

\$5,654.48

**Association fees:**

\$1,125.25 per quarter

**Property Description:**

Presenting an exceptional opportunity to own a modern brick office building in a prime North Barrington location. This beautiful building, constructed in 2009, has been meticulously maintained, ensuring it still looks brand new. The property is strategically located just off Route 12 (Rand Road), north of Lake Zurich, providing unparalleled convenience for clients and staff alike.

The building is flooded with natural light, thanks to its numerous windows, creating a bright and inviting work environment that promotes productivity and well-being. The office space is currently in shell condition, allowing the buyer to customize the interior layout to meet specific business needs—without any additional demolition costs.

### Investment Highlights:

- **Prime Location:** Situated in a highly desirable area, offering excellent accessibility and visibility, making it an ideal spot for professional or medical office use.
- **Modern Construction:** The property's modern brick construction and well-maintained condition ensure it remains attractive to tenants and maintains its value over time.
- **Design Flexibility:** The shell condition of the interior space provides a blank canvas for customization, allowing the buyer to design the perfect layout without the burden of demolition costs.
- **High Natural Light:** The abundance of windows ensures a bright, comfortable workspace, which is a strong selling point for potential tenants or owner-occupiers.
- **Strategic Investment:** With its prime location and modern amenities, this property offers significant potential for long-term appreciation and rental income.

### Contact Information:

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