



FOR SALE: 1,149 SF MEDICAL/OFFICE CONDO
1425 N. MCLEAN BLVD SUITE 550 ELGIN, IL

\$143,625



Medical Condo Unit For Sale

Suite 550: 1,149 SF \$143,625

Prepared by:



**Chicagoland
Commercial**
REAL ESTATE

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■ SUBJECT PROPERTY HIGHLIGHTS

1,149 SF Fully Built out Medical/office condo Unit For Sale \$143,625

Available individually or combined

Unit 550: 1,149 SF

Unit includes:

- Reception/waiting area
- 2 exam rooms with sinks
- Lab with sink
- 1 private office
- Restroom

Located within the Century Oaks Medical Center

Located Only 1.5 Miles from Advocate Sherman Hospital

Prime Location Located Less than 2 Miles to Interstate-90 and Illinois Rt 31

Over 182,000 Consumers within a 5 mile radius

Heavy Traffic Counts of over 15,277 Cars Per day

Own for less than the cost of leasing

New Roof in 2019



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■ DESCRIPTION

COOK COUNTY PROPERTY:

1425 N. McLean Blvd Suite 550
Elgin IL 60123

BUILDING TYPE:

Medical Condo Unit

YEAR BUILT:

Approx 1990

SIZE:

Suite 550: 1,149 SF

LOT SIZE:

.38 Acres

PARKING:

18 Cars with Additional Parking/Storage Available on
Oversized Lot

2024 REAL ESTATE TAXES:

Suite 550: \$1,974.74 / year (\$1.72 PSF) Actual

2024 OPERATING EXPENSES:

Suite 550: \$343.95 per month (\$3.59 PSF)

Sales Price:

Unit 550: \$143,625



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PHOTOGRAPHS





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PHOTOGRAPHS

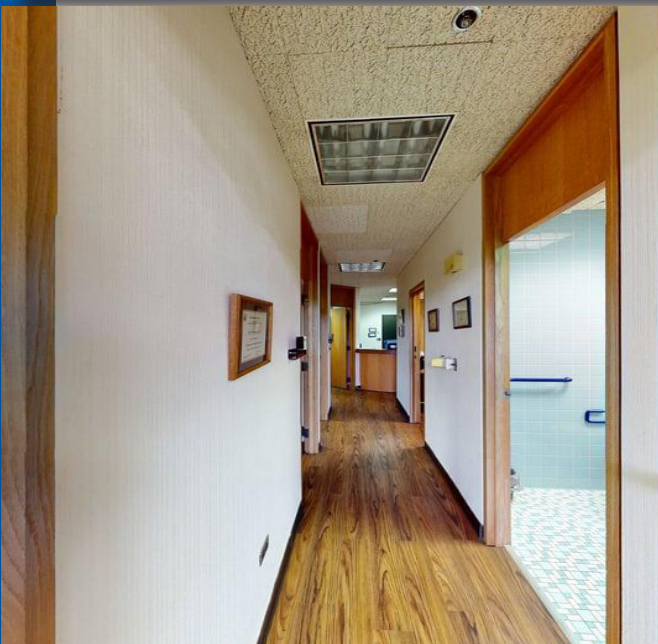
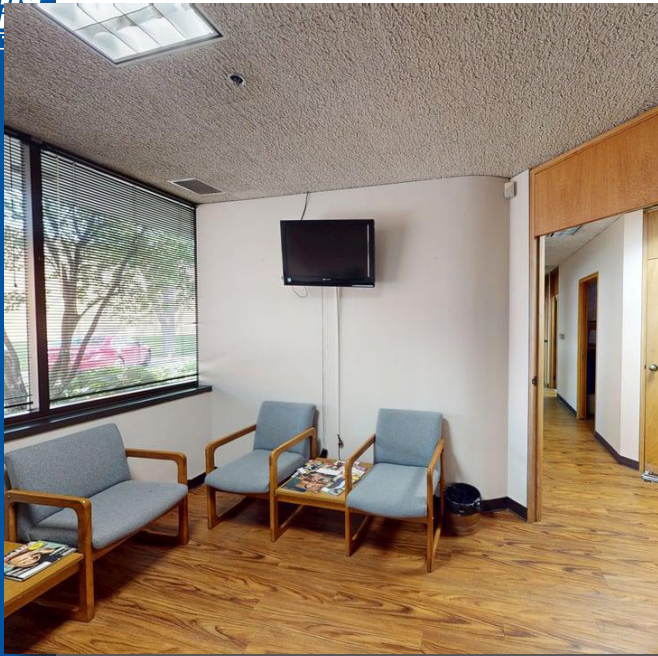


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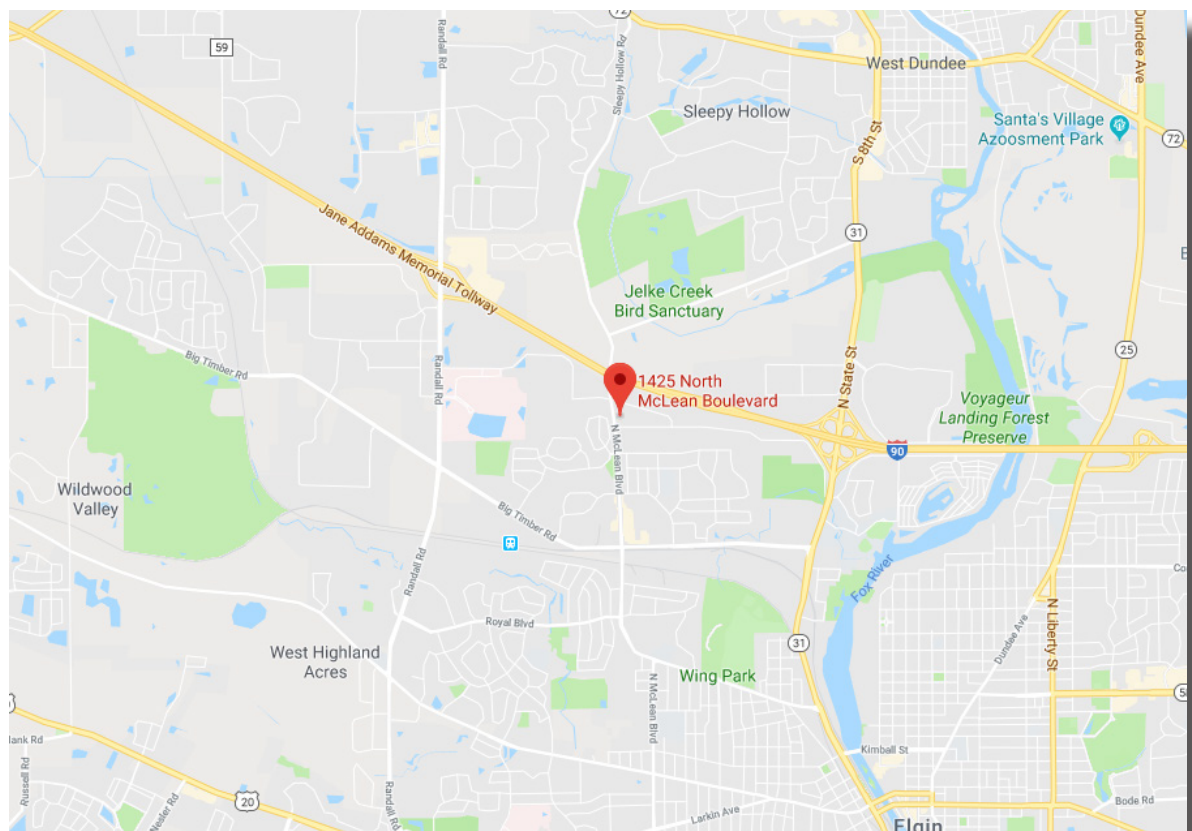
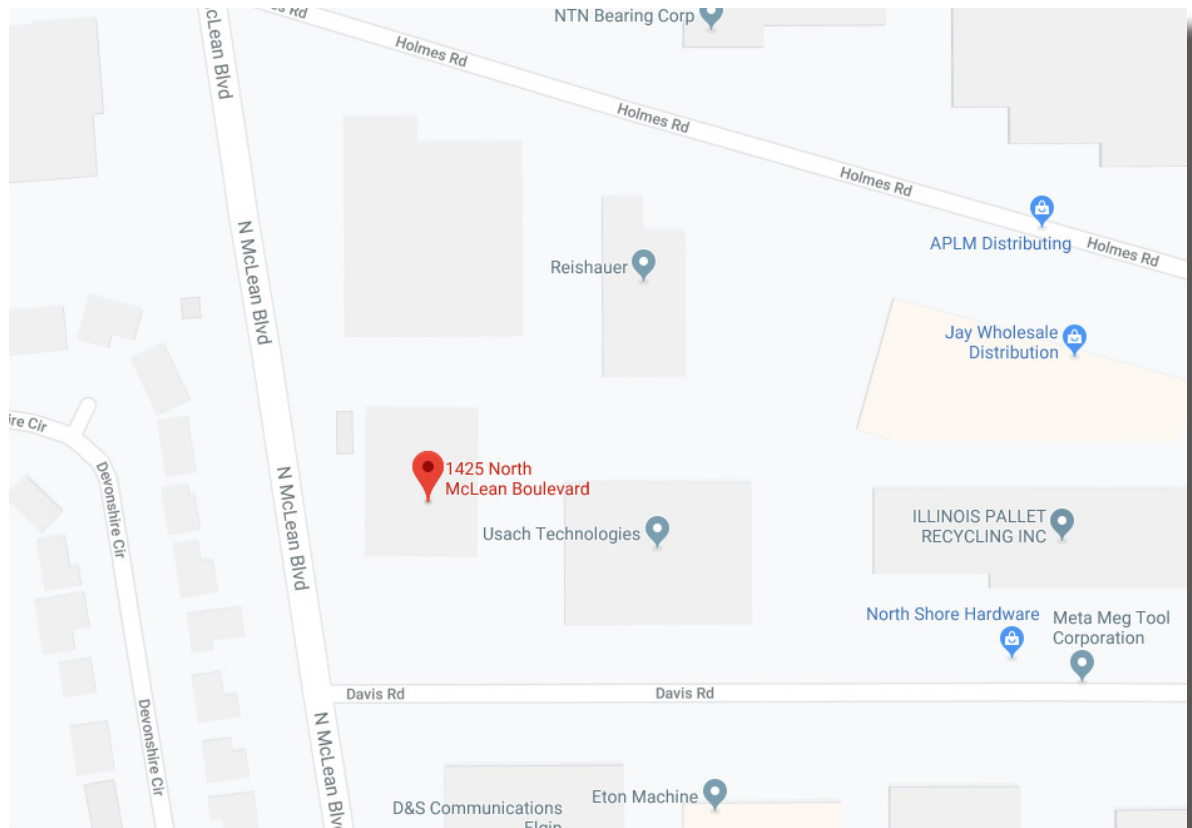
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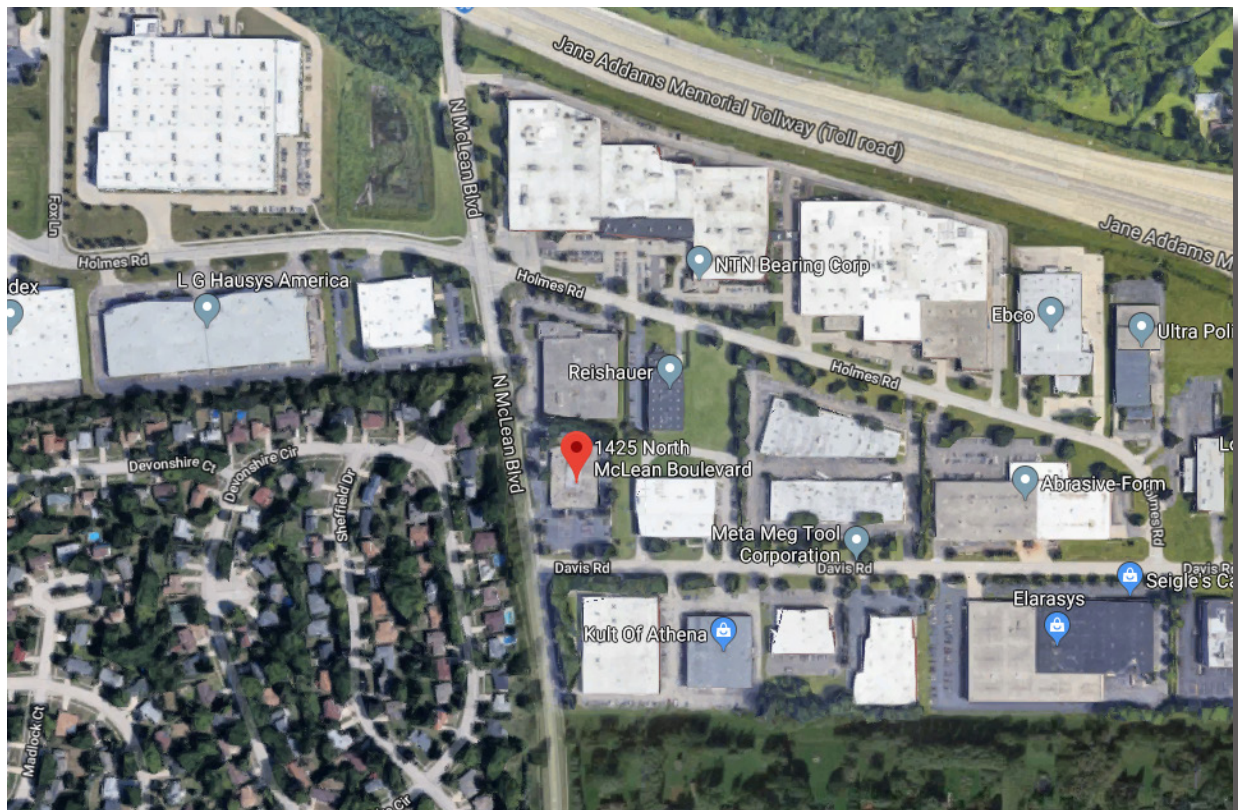
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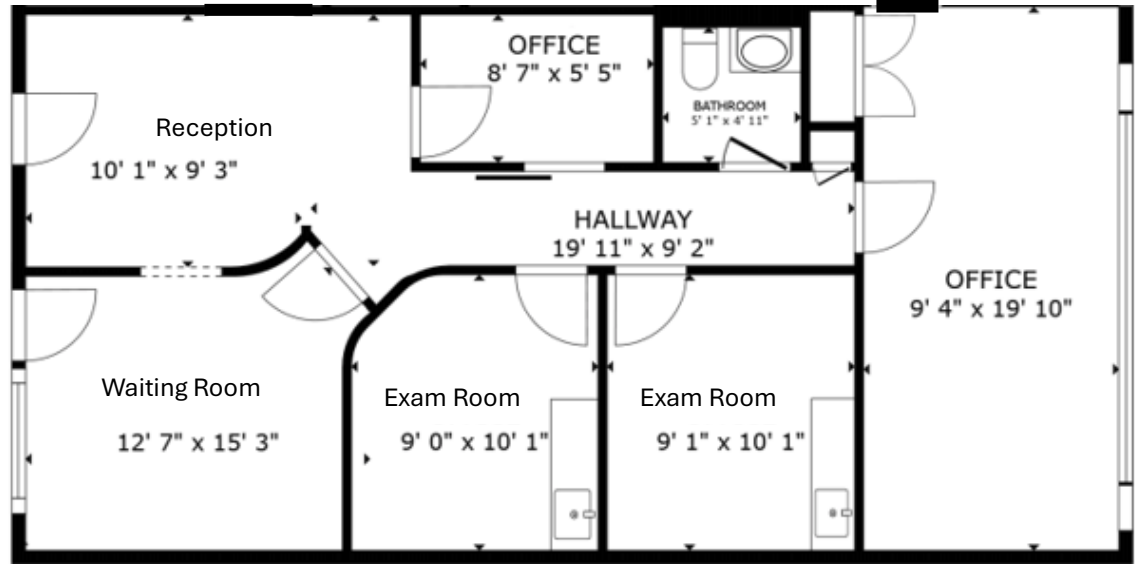
■ LOCATION MAPS



■ LOCATION AERIAL



Suuite 550 FLOORPLAN 1,149 SF



FLOOR PLAN