



VAN VLISSINGEN AND CO.

Leaders in Commercial Real Estate since 1879



OFFICE CONDOMINIUM FOR SALE

4 N. Deer Point Rd

4 N. DEER POINT ROAD UNIT 1008, HAINESVILLE, IL 60030

Nicholas Panarese SIOR Gordon Lamphere

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Sale Price	\$299,900
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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	B-1
Lot Size	1.01 Acres
APN #	06-27-308-057

BUILDING INFORMATION

Building Size	2,734 SF
Building Class	B
Tenancy	Multiple
Number of Floors	1
Year Built	2008

LOCATION INFORMATION

Building Name	4 N. Deer Point Rd Unit 1008, Hainesville, IL 60030
Street Address	4 Point Road Unit 1008
City, State, Zip	Hainesville, IL 60030
County	Lake

TAXES & FEES

2023 Taxes Payable 2024	\$17,801
2024 Association Fees	\$500 per month





PROPERTY DESCRIPTION

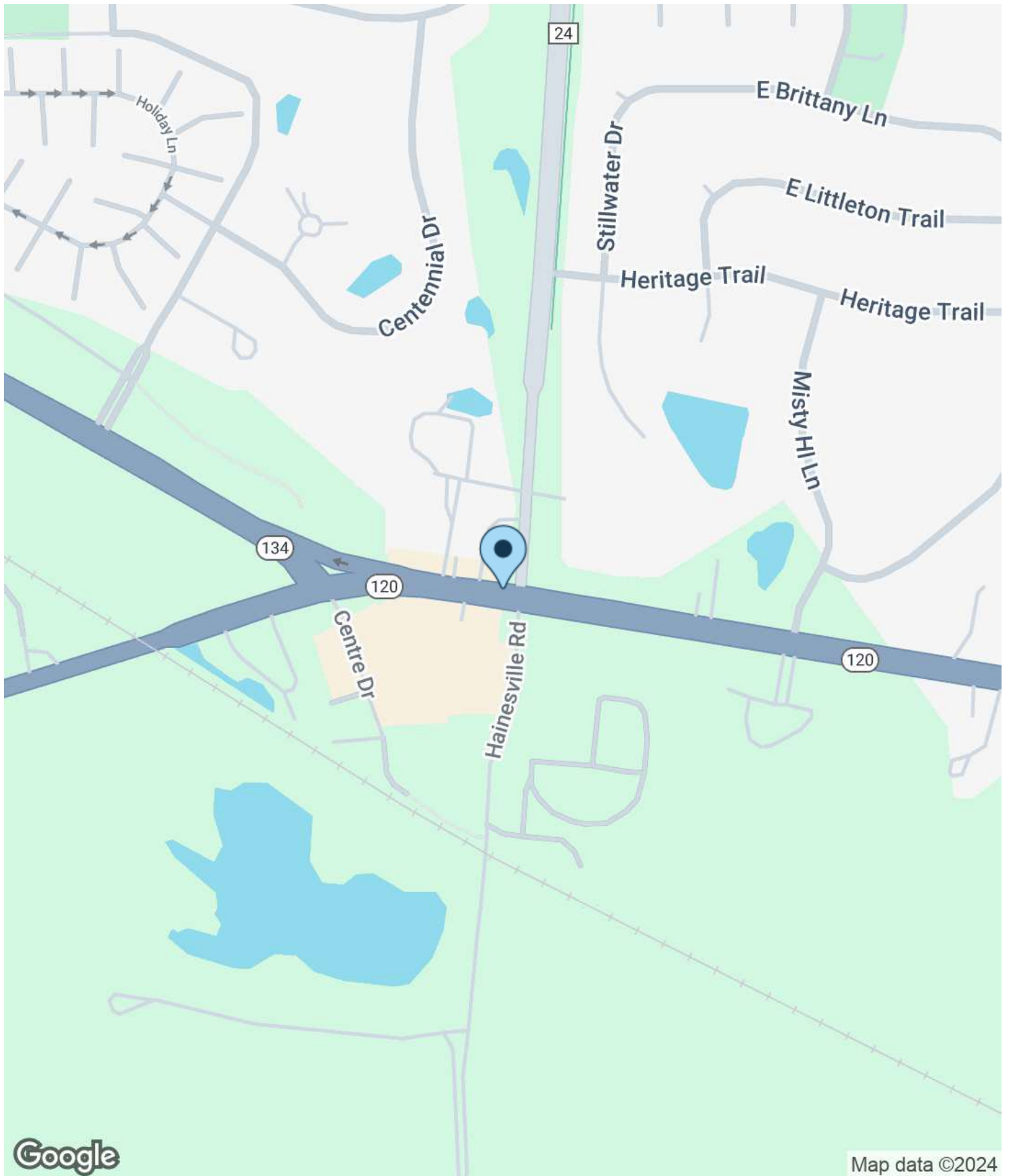
This impressive office condo offers a versatile B-1 zoning and a prime location with high traffic volume (20,000 vehicles daily). The property features monument signage on Route 120, modern amenities, two washrooms, a full kitchen, 6 private offices, conference room, open work area and high-end finishes throughout. With abundant parking and a strategic position, this property is an ideal investment for those seeking a modern, high-traffic location with a range of amenities for medical office use.

LOCATION DESCRIPTION

Situated in the heart of Hainesville, IL, the property is strategically located on Route 120, where approximately 20,000 vehicles pass by daily. This bustling thoroughfare provides excellent visibility and accessibility for potential investors and businesses. The surrounding area offers a mix of residential and commercial spaces, with nearby attractions such as Frees Pond and Hainesville Community Park, creating a harmonious blend of nature and urban convenience. For office building investors, the location's proximity to local businesses presents promising networking opportunities and a dynamic commercial environment. With its prime position on Route 120, this property offers a strategic investment opportunity in a vibrant, high-traffic area.

PROPERTY HIGHLIGHTS

- 2,734 SF of modern office space
- Built-in 2008 with contemporary design
- Zoned B-1 for versatile commercial use
- Located in the thriving Hainesville area
- Currently at 100% occupancy
- Ample space for office or commercial use
- Well-maintained and move-in ready
- High-demand location for business opportunities
- Potential for stable and reliable income
- Ideal for office building investors
- Turnkey investment opportunity



Google

Map data ©2024

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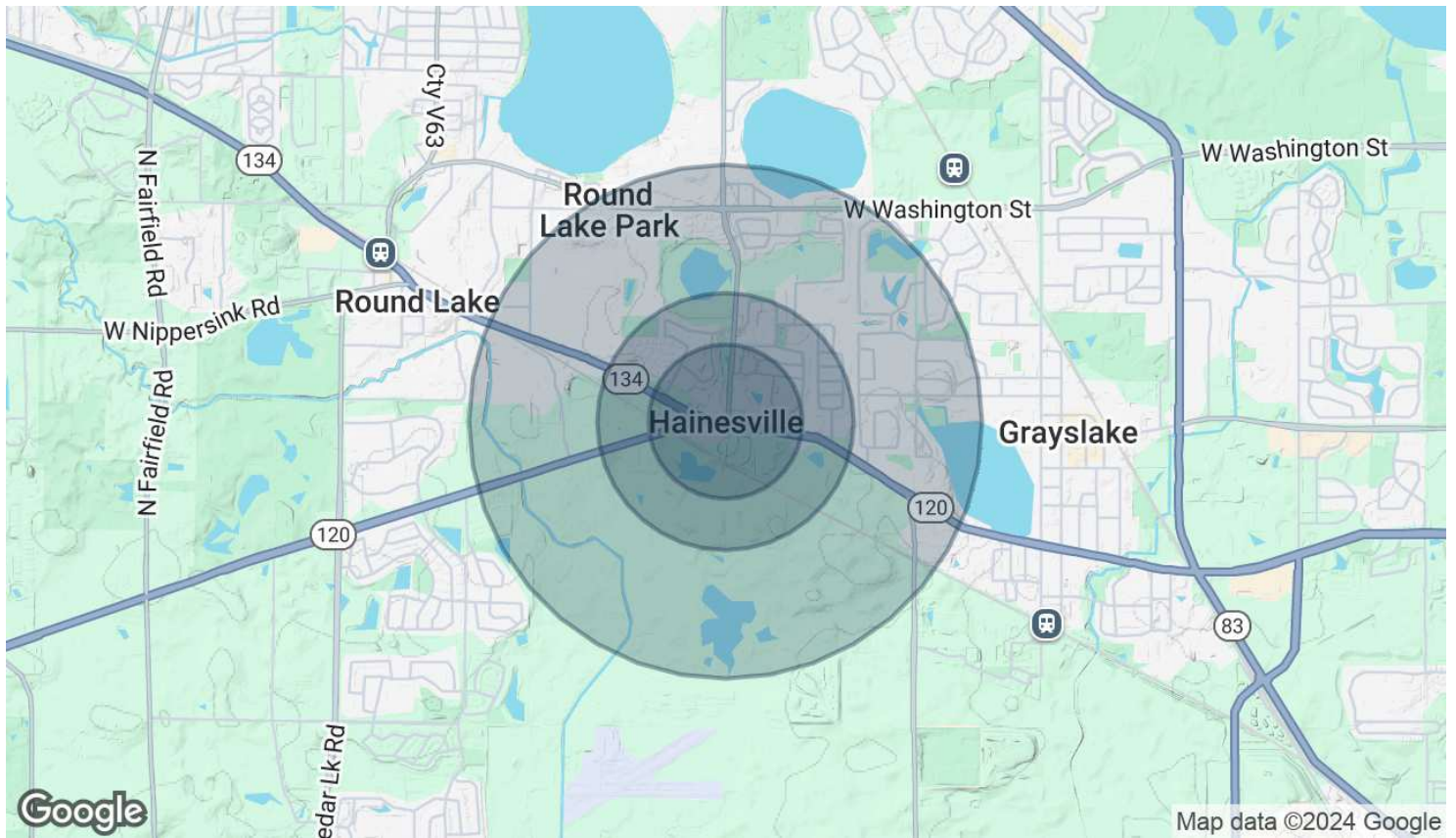
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Van Vliissingen & Co.

One Overlook Point, Ste. 100

Lincolnshire, IL 60069



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	650	2,339	9,222
Average Age	38	38	37
Average Age (Male)	37	37	36
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	231	826	3,143
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$134,950	\$135,279	\$123,025
Average House Value	\$249,303	\$250,789	\$235,729

Demographics data derived from AlphaMap