



## OWNER-USER OFFICE CONDOMINIUM FOR SALE

**460 Briargate Drive | Units 400 & 500 | South Elgin, IL 60177**

Presented by **Worthington Enterprises LTD**

### PROPERTY OVERVIEW

Premium two-unit office condominium located within the Thornwood Professional Center. Ideal owner-user opportunity allowing an occupant to utilize one suite while generating income from the second. Own your office for less than the cost of renting and let your space be an asset—not an expense.

### OFFERING SUMMARY

Sale Price	\$575,000
Total Condo Size	2,763 ± SF
Unit 400	1,190 SF (Leased)
Unit 500	1,573 SF (Available)
Year Built	2003
Zoning	B-2 Community Business District

## PROPERTY HIGHLIGHTS

- Two-unit office condominium
- Class A buildout with vaulted ceilings and custom built-ins
- Owner-user opportunity with existing tenant income
- Located within the Thornwood Professional Center
- Strong visibility near the Randall Road retail corridor



## CONTACT INFORMATION



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## AGENCY DISCLOSURE

Worthington Enterprises LTD is acting as the designated listing broker for the seller. Information contained herein is deemed reliable but not guaranteed and subject to change without notice.