



BROWN
COMMERCIAL GROUP, INC.

1,800 SF Industrial Property For Sale

1000 BROWN STREET, STE. 114, WAUCONDA, IL 60084

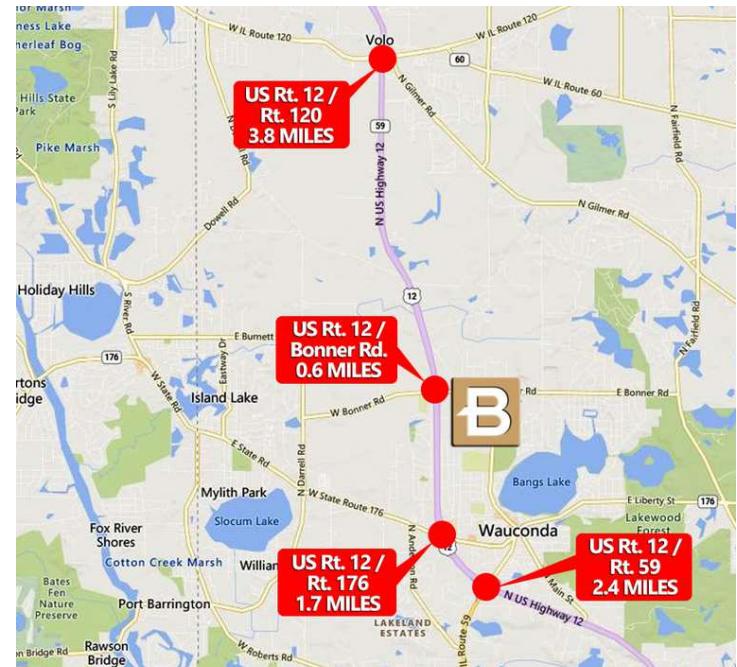


LOCATION DESCRIPTION

Established industrial park with easy access to major transportation routes via nearby US Rt. 12, Rt. 120, Rt. 176, Rt. 59.

PROPERTY OVERVIEW

- 1,800 SF End-Cap Industrial Condo Unit
- Currently configured with approximately 1,100 SF Offices
- 14' Clear Ceilings
- 1 Drive-in Door (10'x12')
- 100% Air Conditioned
- 5 Car Parking Spots
- Water: \$40/Month
- Quarterly Association Dues: \$544.44
- Taxes: \$4,222.12 (2024 payable 2025)
- Sale Price: \$205,000



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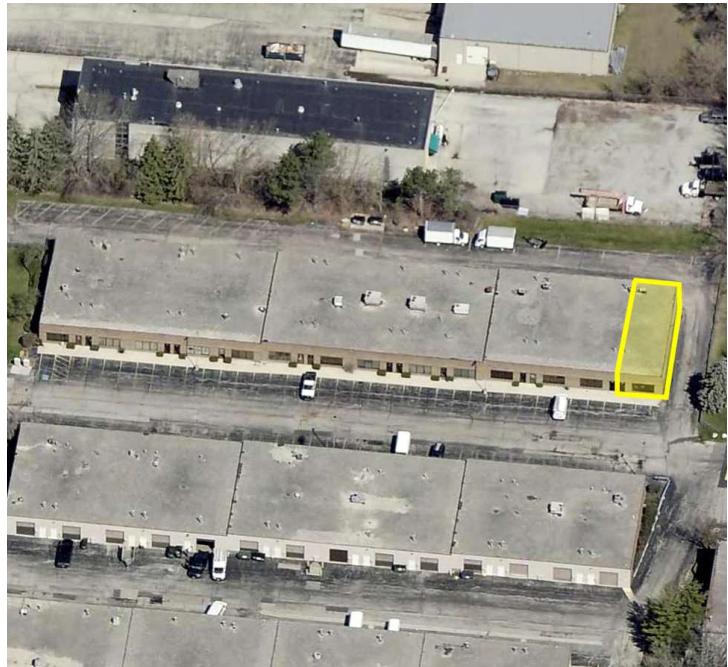
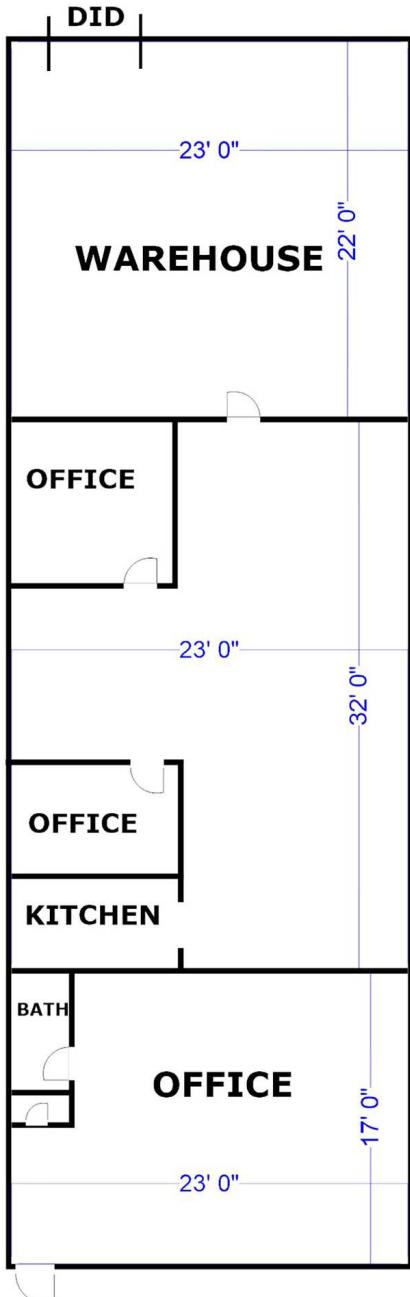
No warranties or representations are made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice.

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