

Professional/Medical Office Condominium

2 Executive Court, Unit 3, South Barrington, IL 60010

Offering Summary:

- **Suggested Opening Bid: \$340,000**
- **Unit Size: Approx. 3,225**
- **Parking Spaces: 12**
- **2018 Taxes: \$36,119.46**
- **PIN #: 01-35-200-028-1003**
- **Zoning: LO; Limited Office**
- **Association Dues: \$2,361.81 QTLY (includes the master association fee of approx. \$400)**



Professional/Medical Office Condominium in South Barrington with High End Finishes.

This office condominium with custom, high end finishes is in a single story building that was built in 2002. Currently used as a medical office, it has five (5) exam rooms, a large reception/waiting area, a kitchen with eating area, an in-unit washer/dryer, and a storage area. Some of the many high end finishes in this unit include granite countertops, 42" cabinets, stainless steel sinks, wood & tile floors, and crown molding throughout. All utilities are included in the CAM charges.

For Additional Information:

Frank J. Lapasso
Broker



Diana M. Peterson
President & CEO

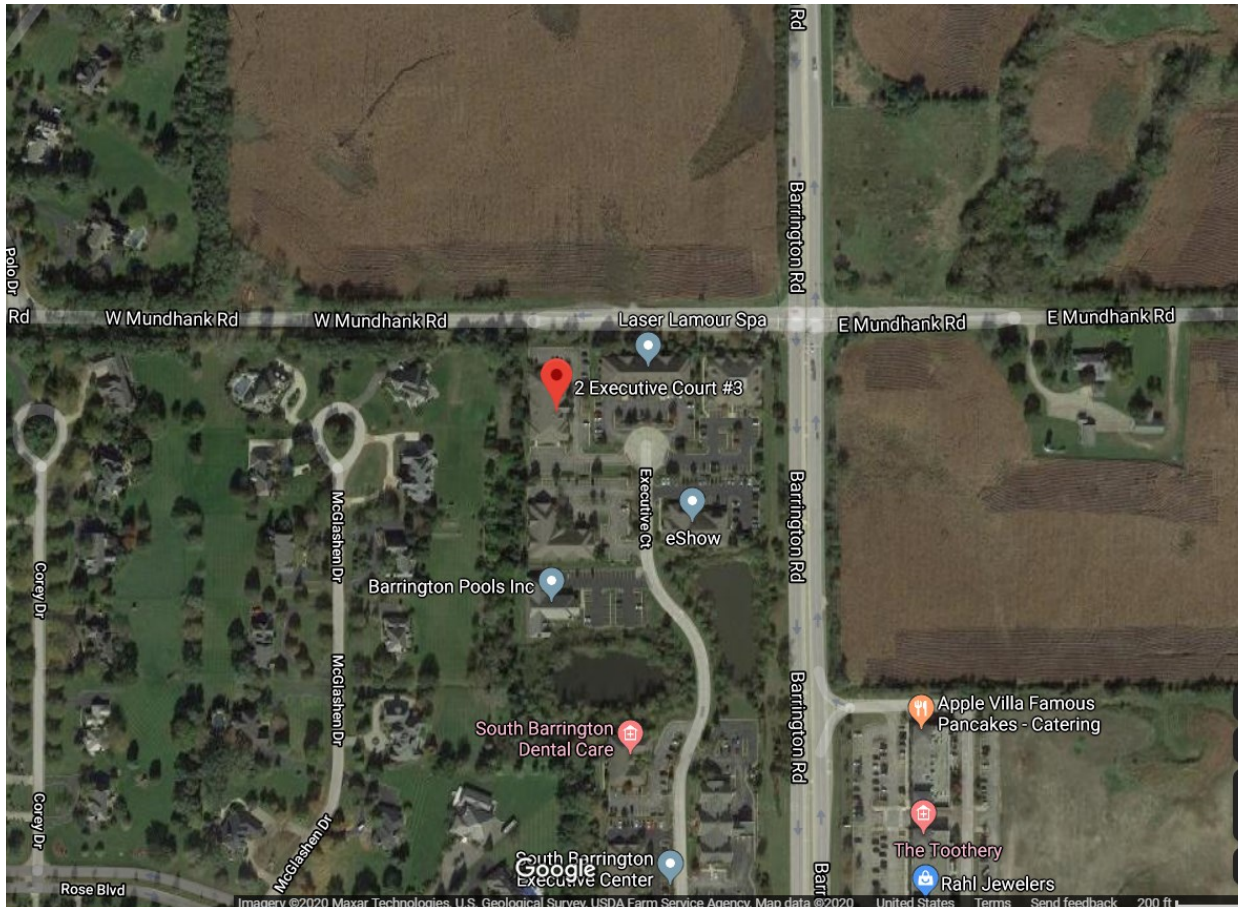


Located approximately 1.1 miles north of the I-90 interchange, 2.5 miles north of St. Alexis Hospital and 5.8 miles south of the Barrington Metra Rail UP-NW station, this property is in an outstanding location close to the highway, hospital, train station and shopping.

****Please note the following exclusions from the sale: all medical equipment/supplies; all office furniture/supplies; all artwork/wall décor; all furniture; washer/dryer. The television in the waiting room and the refrigerator are included in the sale.****

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Front View



Side View



Lobby



Main Lobby



Large Reception/Waiting Area



Hallway to 5 Exam Rooms



Exam Room



Exam Room

AUCTION DETAILS

- Online Auction Bidding Starts at 11 AM CST Wednesday, March 25, 2020 and ends Friday, March 27, 2020, 11 AM CST
- Suggested Opening Bid: \$340,000
- Buyer's Premium: 6% (\$40,000 minimum applies)
- Cooperating Broker's Commission: 2%
- Pre-Auction Bids Highly Encouraged!

DISCLAIMER

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