

**MEDICAL
OFFICE
CONDOMINIUM**

**FOR
SALE**

**LIST PRICE:
\$595,500
(\$205/SF)**



ABOUT THE PROPERTY

- Medical build-out with high end finishes
- Just south of I90/Randal Road interchange
- Close proximity to Advocate Sherman Hospital
- Stoplight access to Randall Road
- Located in 5 building professional office park
- 24/7 direct access to condo unit
- Perfect for owner-user
- Owner controlled HVAC

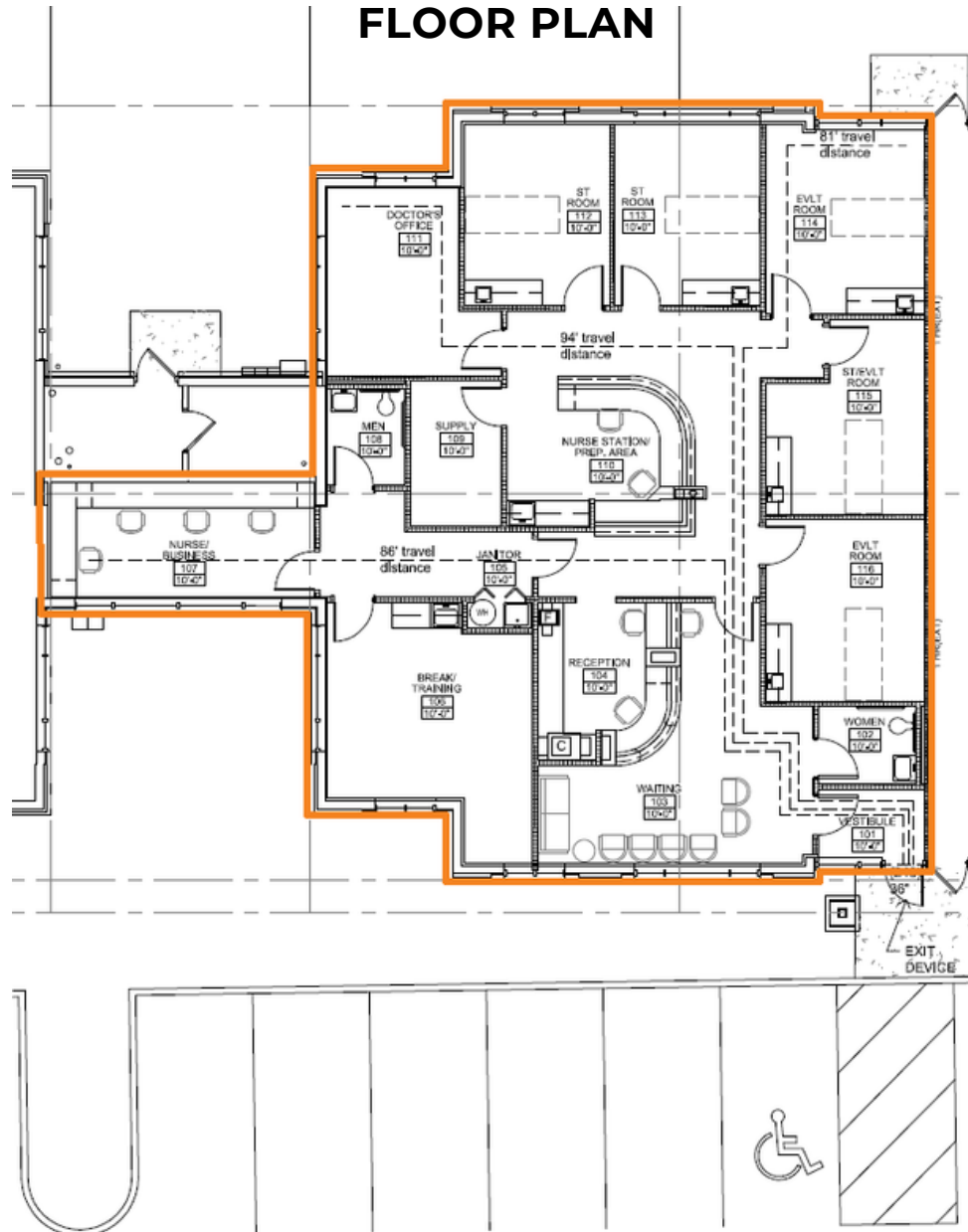


PROFESSIONAL BUILDING DETAIL:

- Year Built: 2007
- Condo SF: +/- 2,903
- 2026 Assessments: \$1,058/Mo (\$12,696/Yr)
- 2025 Payable 2026 Taxes: \$8,799
- PIN: 03-31-277-059
- Buyer Occupancy: Upon closing
- Property is subject to applicable association documents



1670 CAPITAL STREET, SUITE E500 ELGIN, IL 60124



Unit Features:

- +/- 2,903 SF
- 5 Oversized exam rooms
- Waiting room
- Reception area
- Nurse station/Prep area
- Direct entrance with vestibule
- Private office
- 2 Restrooms
- Breakroom/Conference room
- Business office
- Supply storage closet



**FOR MORE INFORMATION,
CONTACT:**

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All information provided is from sources deemed reliable. No representation is made to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice. All measurements and boundaries are approximate and subject to buyer verification of actual legal descriptions or actual measurements.

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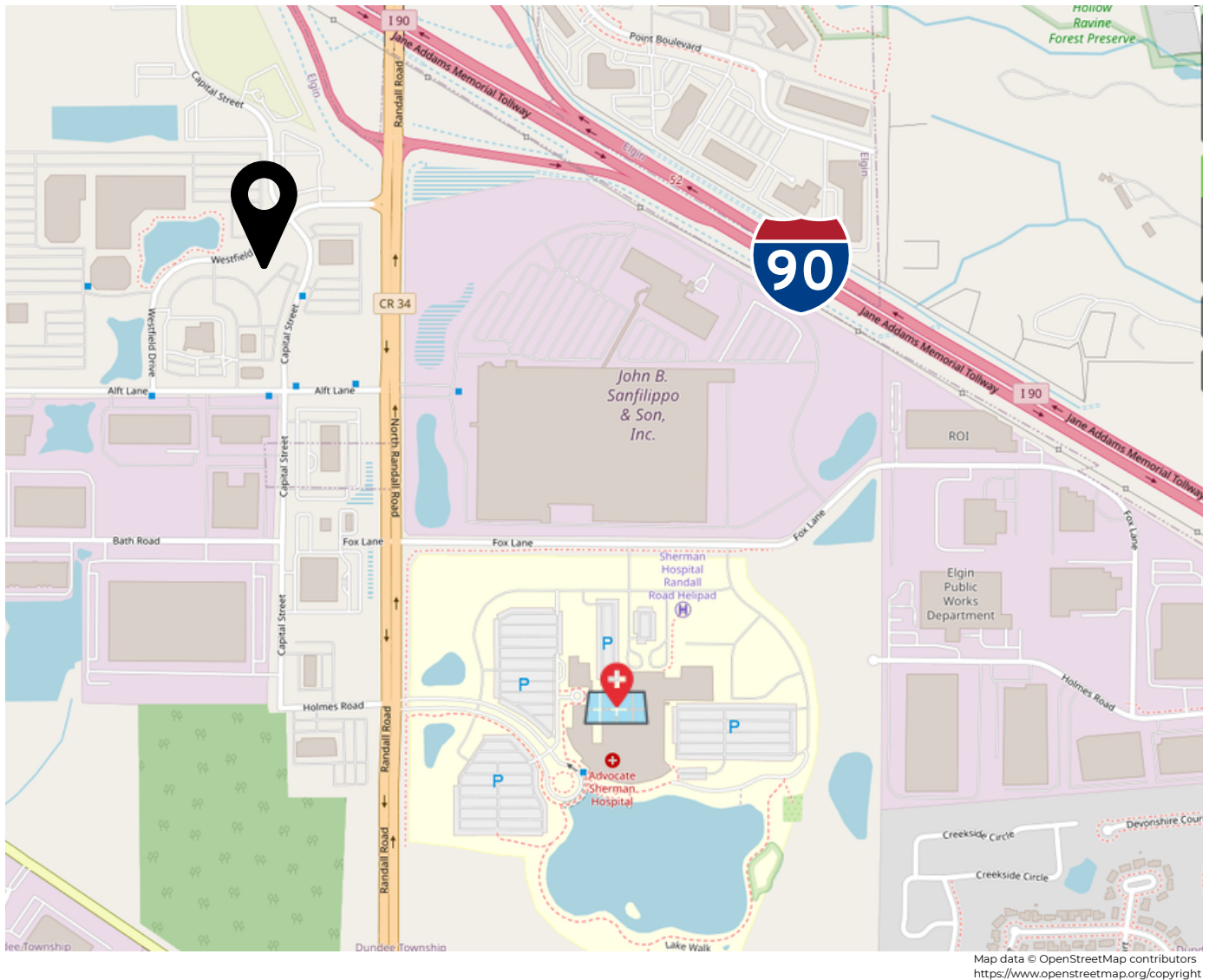


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Location Highlights:

670 Capital Street, Suite E500 offers convenient access to I-90 via the Randall Road interchange, providing strong connectivity to Chicago-area suburbs both east and west of Elgin. Alt Lane, located just south of the property, is signalized, allowing for safe and efficient access to both northbound and southbound Randall Road. Advocate Sherman Hospital is located nearby along Randall Road



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