

## FOR SALE

# 304

S. HAGER AVE. BARRINGTON, IL



3,798 SF OFFICE BUILDING WITH NEARBY PARKING LOT
OFFERING MEMORANDUM

#### Tony Lombardo / tony@psiproperties.com

Property Management | Leasing | Sales | Project & Construction Management | Consulting | Receivership 1530 E. Dundee Road, Suite 150 Palatine, Illinois 60074 | (847) 907-4311 | info@psiproperties.com

### ABOUT 304 S. HAGER AVE.

#### BUILDING INFORMATION:

Address: 304 S. Hager Ave

Barrington, IL

Township: Cuba

Offering Price: \$345,000

GLA: 3,798 SF

Year Built: 1955

Parking (Auxiliary Lot): 24 spaces (6.3/1,000 SF)

Taxes: \$29,991.79 (including parking parcels)

#### NOTE:

Both the office building and parking lot are for sale, as illustrated to the right.

While boasting an excellent parking ratio to serve 304 S. Hager,
Barrington High School is a mere 5 minute walk from the property and spaces may also be leased for the purposes of student parking.



#### 847-496-9161 / tony@psiproperties.com