

PROPERTY FOR SALE

HABER OAKS CAMPUS

400 HABER RD. CARY, IL 60013

Approximate 13,000 SF existing school building situated on 2.781 acres. Ideal for school or vocational school use, office conversion, or residential redevelopment.

For further information or to schedule a property tour, please contact Tim Billimack with Blue Chip Commercial Real Estate, LLC at **815-355-0196** or by email at **billimackt@gmail.com**.



101 N. Main Street, Unit 15
Crystal Lake, IL 60014
Website: bluechipcommercialre.com

 Visit 400haber.com for additional info

- The **fire alarm** central processing unit is a Simplex 4010. It is "addressable."
- The **power** coming into the main building is 277/480. The transformer reduces it down to 120/208. Incoming amperage is believed to be 1600.
- All exterior **lighting**, including the parking lot, was replaced in 2016 with high quality **LED fixtures**.
- Most exterior **windows** were replaced in 2017 with energy efficient 1" insulated glass units. There are a few older windows that are approximately 12 years old.
- The **parking lot** was repaved in 2013.
- The **roof** on the main building was installed in 2010 and has a 15 year transferrable warranty.
- The main building is fully **air conditioned**.
- **Roof overlay** on the storage building was installed in 2012 and has a 20 year transferrable warranty.
- The storage building is **heated**.
- The main building has a transferable **security system and HID card access** equipment. New access control hardware was installed on exterior doors in 2016.
- The main building has an automatic **sprinkler system** and is implemented throughout the building.
- The main building is connected to **city water and sewer**.
- Recent **tuckpointing of face brick** and limestone window sills was performed.
- New **drinking fountains** were installed in 2016.
- **Concrete sidewalk** repair and new guardrails/handrails were installed in 2016.
- New **sewer and storm ejector pumps** were installed in 2016.

