

22 E MAIN STREET (ROUTE 14) CARY, IL 60013

FOR SALE

MLS #11648100

October 12, 2022



INVESTMENT PROPERTY
3 FLAT • 2,539 SF

\$269,000 Fully Leased

DESCRIPTION

**Investment Property
Fully Leased • 3 -Flat**

Nice location for this 3 flat. Short walk to train, downtown shops, restaurants and bars. Easy access to I-90 from Route 14.

Unit C (2nd floor) has been recently remodeled and is on a 1 year lease. 2 downstairs units are mo. Zoning allows for office/retail down and apt. up. Units are separately metered for gas and electric. 3 furnaces and 3 water heaters. Landlord pays water and garbage. No hook up for washer/dryer. Window A/C units belong to tenants. Basement area available for tenant storage.

Sold in "as-is" condition. Great exposure for a business on Route 14 between the Marathon Station and Cary Bank and Trust. Large fenced rear yard for kids play area. 6.25% CAP rate. Contact broker for financials.

SPECIFICATIONS

Building Size	2,539 SF
Land Size	18,784 SF
Year Built	1902
HVAC System	GFA
Electrical	100 amp Separately Metered
Number of Stories	1.5
# of 1 Bdrm. / 1 Bath	2
# of 2 Bdrm. / 1 Bath	1
Basement	Yes
Sewer/Water	City
Zoning	B3R
RE Taxes	\$5,690.84 (2021)
Potential Income	\$31,500 Contact Broker For Financials
PIN Number	20-18-102-020

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
This document is for information purposes only. No offer of sub-agency is being made.

PREMIER
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

CLICK HERE
to view our website

BRUCE KAPLAN
Senior Broker
Office: 847-854-2300 Ext 20
Cell: 847-507-1759

BruceK@PremierCommercialRealty.com

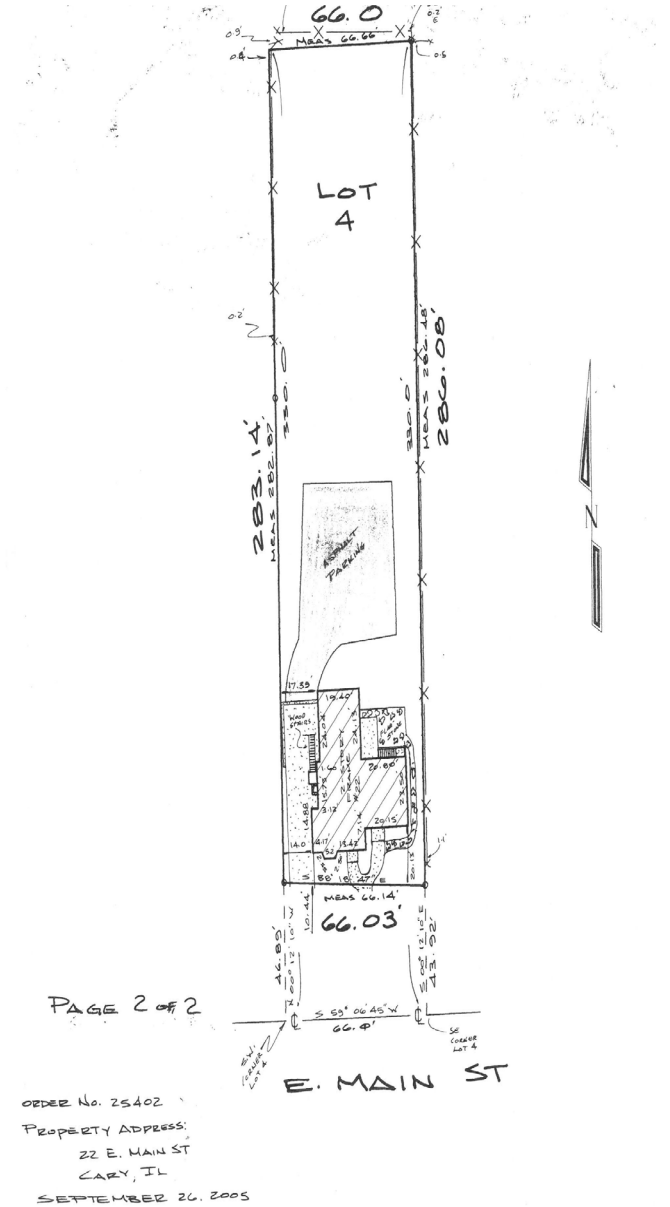
9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
Office: 847-854-2300 | Fax: 847-854-2380

KEVIN KAPLAN, CCIM
Senior Broker
Office: 847-854-2300 Ext 13
Cell: 309-261-0920

KevinK@PremierCommercialRealty.com

22 E MAIN STREET (ROUTE 14) CARY, IL 60013

FOR SALE



ORDER No. 25402
PROPERTY ADDRESS:
22 E. MAIN ST
CARY, IL
SEPTEMBER 26, 2005

PREMIER
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

[CLICK HERE](#)
to view our website

9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
Office: 847-854-2300 | Fax: 847-854-2380