

179 & 181 S. Northwest Hwy
Cary, IL 60013

For Sale

MLS #11724255 (Office) #11724260 (Retail)

RETAIL



MULTI-TENANT COMMERCIAL BUILDING

PRICE REDUCED: \$375,000 (93.75 PSF)

**4-Unit
Commercial Building in TIF District**

Price Reduced! Multi-tenant, 4-unit office/retail building on corner of busy Route 14 with 147' frontage and monument signage. Full basements under both buildings. New \$50,000 roof on 179 side being installed. New windows and doors in 2019. Great for user/investor.

Property is in TIF District and also has redevelopment potential. Entire property is leased through 4/14/24 at \$2,500/month Gross. Tenant has right of first refusal to purchase. Owner is licensed real estate broker.

27,600 VPD on Northwest Highway.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	7,495	34,815	85,186
Average HH Income	\$112,210	\$131,834	\$120,150

Specifications

Description:	Two Block Buildings (connected by party wall)
Building Size:	4,000 SF
Land Size:	16,059 SF (Triangular Lot)
Year Built:	1950
HVAC System:	3 GFA Furnaces 1 GFA Ceiling Unit
Electrical:	200 AMP
Sprinklers:	No
Washrooms:	2 Common
Ceiling Height:	8'5" - 9'
Parking:	Common
Sewer/Water:	Septic/Private Well
Zoning:	B3
Taxes:	\$8,144.90 (2022)
PIN #:	20-18-328-004.006

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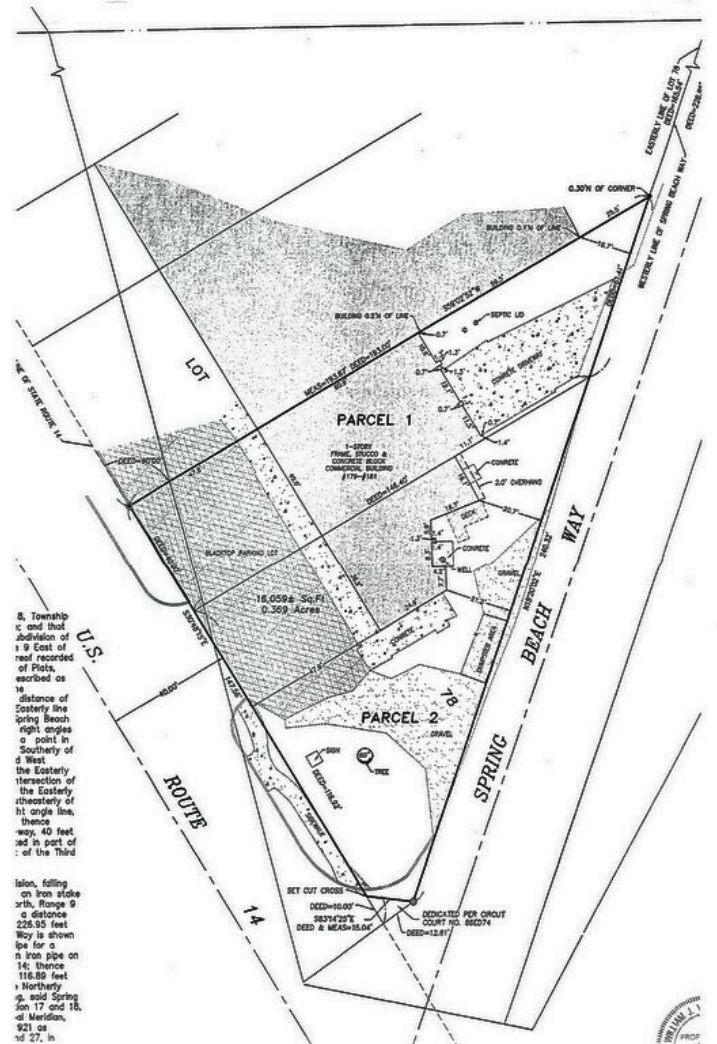
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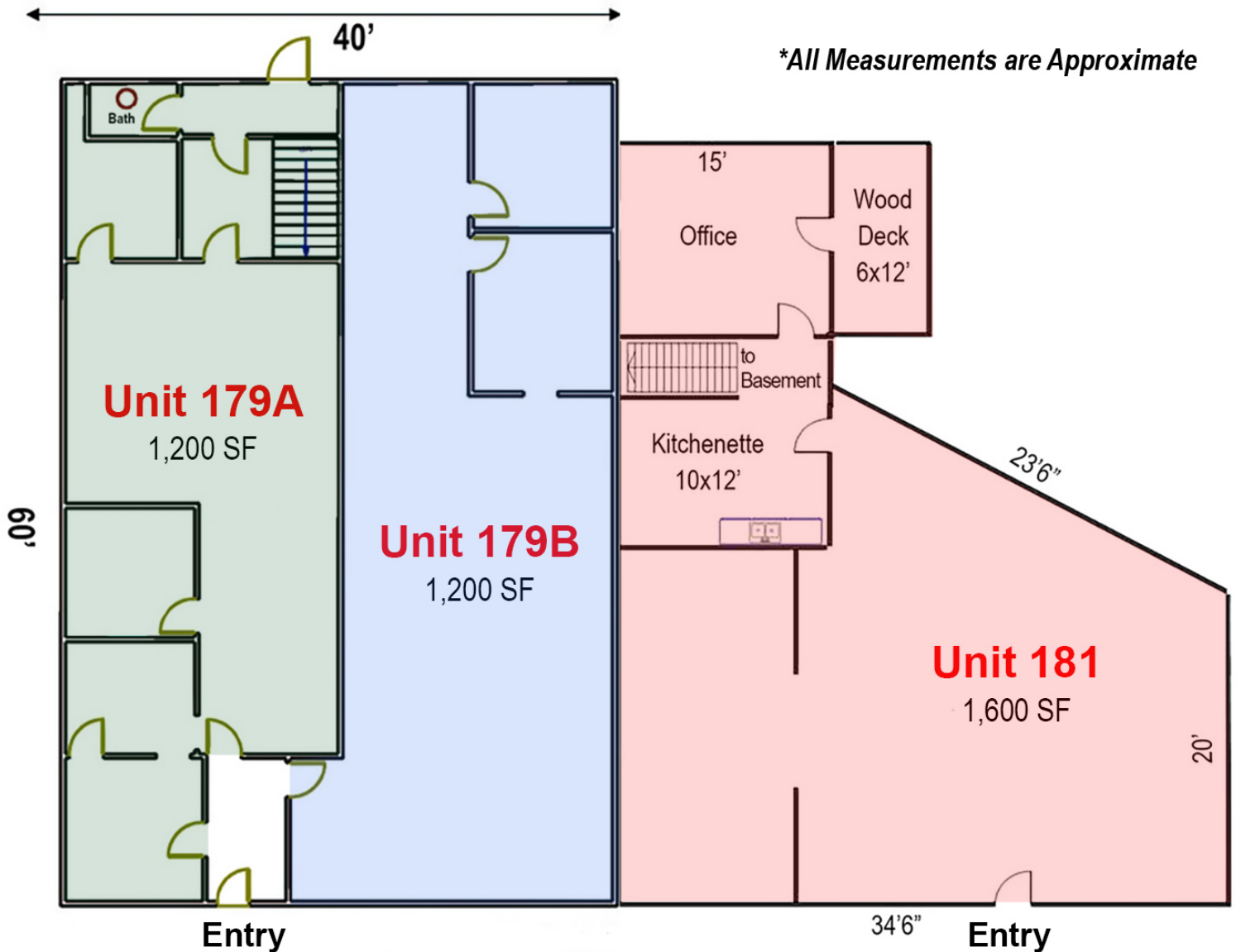
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(Units 179B & 181 can be combined for 2,800 SF)

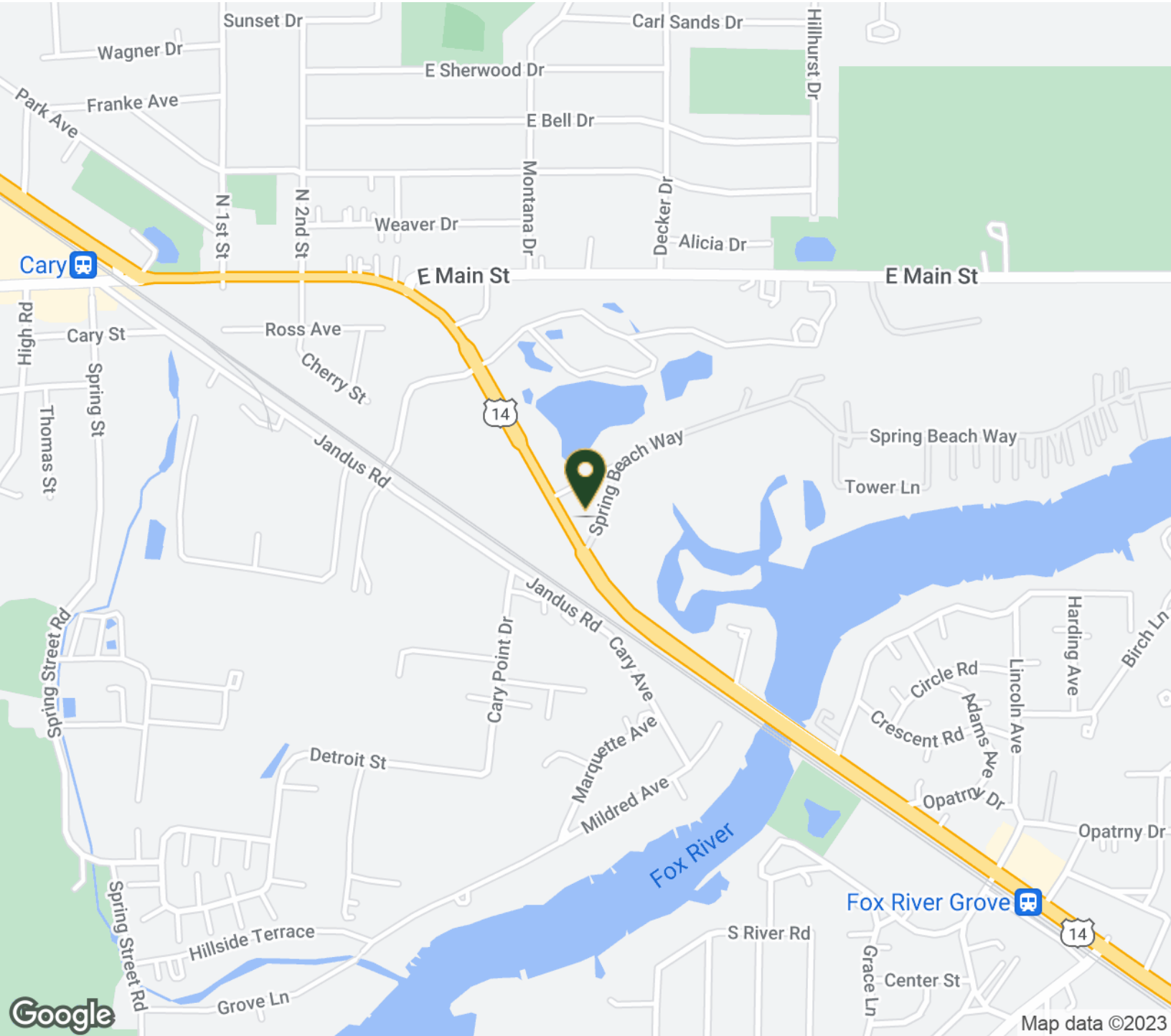
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