

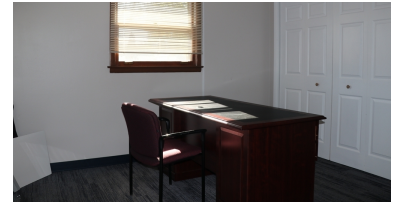
4915 W Elm St (Route 120)

Mchenry, IL 60050

For Sale

MLS #(office) 11918424 (retail) 11918617

OFFICE / RETAIL



OFFICE / RETAIL 2,576 SF

REDUCED \$299,000 (\$116.07 PSF)

FREE STANDING OFFICE/RETAIL PRICE REDUCED

2,576 sf Freestanding L- shaped frame single story building suitable for office or retail use.

9 private offices, 2 large open areas, 2 baths, kitchenette and 25+ car paved lot.

Located on Busy Route 120 with traffic counts of 18,800 vehicles per day.

Potential for drive-thru. Newer roof, furnace and flooring.

SBA financing available with as little as 10% down.

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Total Population | 6,193 | 30,058 | 57,307 |
| Average HH Income | \$68,392 | \$92,735 | \$98,099 |

Specifications

| | |
|-----------------|-----------------------------------|
| Description: | Office / Retail - Office Building |
| Size: | 2,576 SF |
| Year Built: | 1961 |
| HVAC System: | GFA / Central Air |
| Environmental: | 2021 Clean Phase II |
| Electrical: | 100 amp 3 Panels |
| Washrooms: | 2 |
| Ceiling Height: | 9 ft |
| Parking: | 25+ |
| Sewer/Water: | City |
| Zoning: | C5 |
| Taxes: | \$9,115.90 (2022) |
| PIN #: | 09-27-303-039 |

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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.



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Broker Associate
Shari Haefner

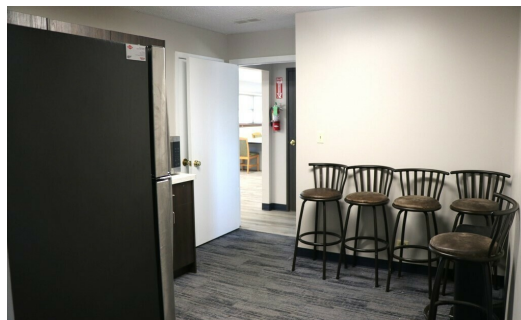
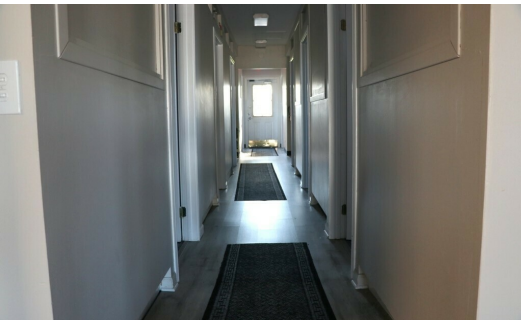
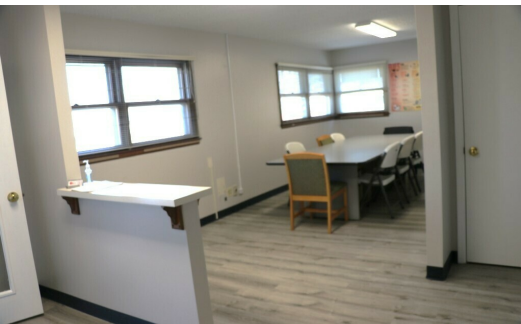
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OFFICE / RETAIL

lerstappen
Surveying, Inc.
www.vandersinc.com
116 N. Madison St.
dstock, Illinois 60098
37-8310 fax 815-337-8314
attnl to the property lnd*

PLAT OF SURVEY

Lot 5 and the West Half of Lot 6 in Block 2 in Lakeland Shores, Unit No. 3, being a Subdivision of part of the North Half of the Southwest Quarter of Section 27, Township 45 North, Range 8, East of the Third Principal Meridian, lying South of the centerline of State Route 120, according to the Plat thereof recorded April 25, 1958, as Document No. 337444, in Book 13 of Plats, page 55, and as amended by instrument recorded May 9, 1958, as Document No. 338057, in McHenry County, Illinois.



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