

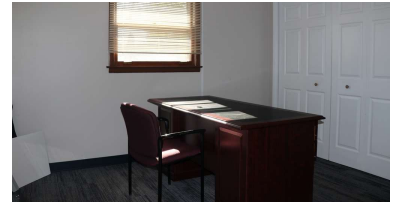
# 4915 W Elm St (Route 120)

Mchenry, IL 60050

# For Sale

MLS #(office) 11918424 (retail) 11918617

**OFFICE / RETAIL**



**OFFICE / RETAIL 2,576 SF**

**REDUCED \$284,000 (\$110.25 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.

### Specifications

Description:	Office / Retail
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:	\$9,555.26 (2023)
PIN #:	09-27-303-039

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

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**Bruce Kaplan**

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O: 847.854.2300 xx20 C: 847.507.1759

Broker Associate  
**Shari Haefner**

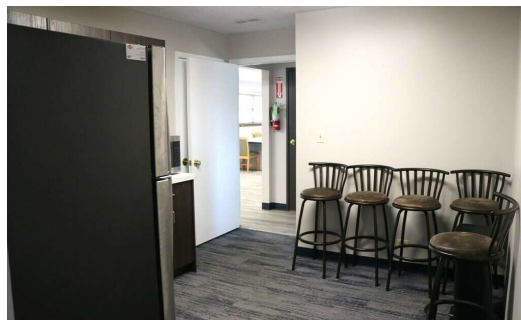
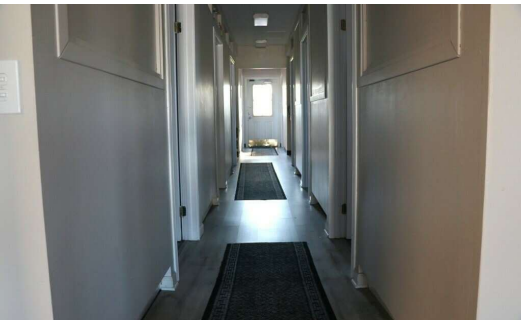
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**PREMIER**  
COMMERCIAL REALTY

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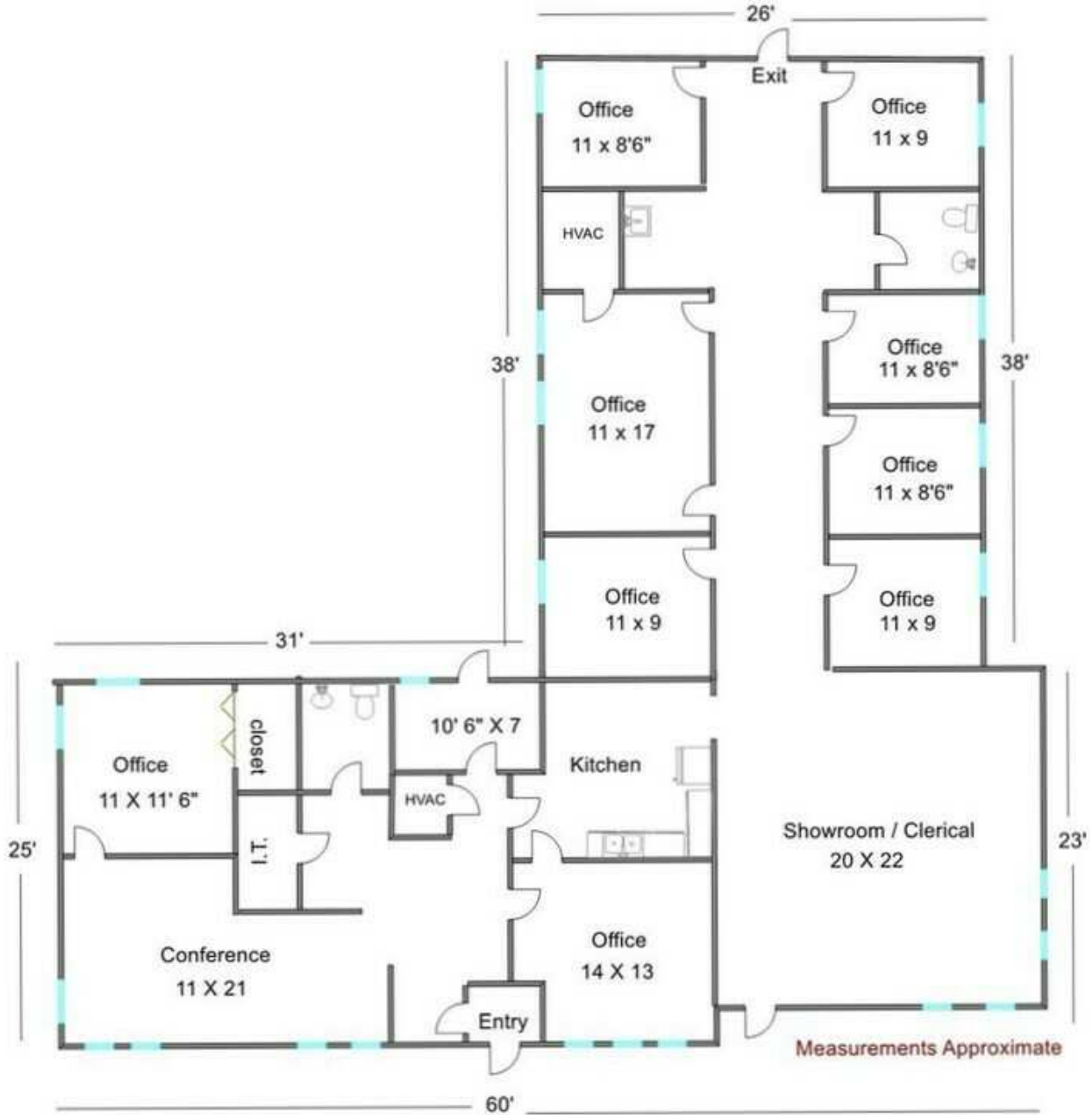
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OFFICE / RETAIL

**Ierstappen**  
Surveying, Inc.  
www.ierstappen.com  
116 N. Madison St.  
DeKalb, Illinois 60098  
312-8310 fax 815-337-8314  
attentive to the property line!

# 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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