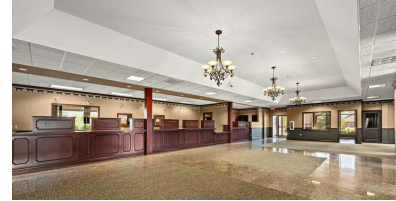


2730 IL-120 (W. Elm St.)
McHenry, IL 60051

For Sale

MLS #12172934

FORMER BANK



FORMER BANK 21,000 SF

\$1,750,000 (\$83.33 PSF)

Commercial / Office
Former Bank Building w/ Drive Thru
21,000 SF

14,000 SF (w/ additional 7,000 SF partially finished lower level) 2-story free standing, elevator serviced, former bank building with drive-thru and great exposure on Route 120 with over 18,000 vehicles per day. Zoned C-5.

Main level has 5 offices, conference room, open center area, teller booths, drive up teller area, safe deposit and vault, and 2 bathrooms.

Second level has open clerical, 1 private office, conference room, kitchenette, IT server room, mechanical room, large storage room and 2 multi stall bathrooms.

Lower level has a large community / meeting room, storage area, kitchenette / breakroom, conference room, 2 multi stall bathrooms and a large unfinished mechanical room.

Specifications

Size:	21,000 SF
Year Built:	2004
Land Size:	2.32 Acres
HVAC System:	GFA/ Central Air
Electrical:	200 amp
Sprinklers:	Yes
Washrooms:	6 Multi Stall
Ceiling Height:	9 ft
Parking:	Ample - Common
Sewer/Water:	City
Zoning:	C-5
Taxes:	\$120,473.40 (2023)
PIN #:	09-36-126-009

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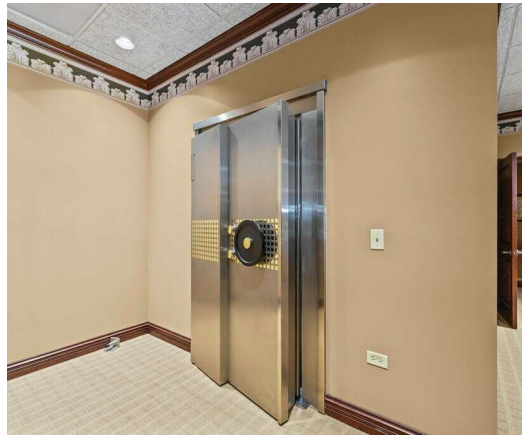
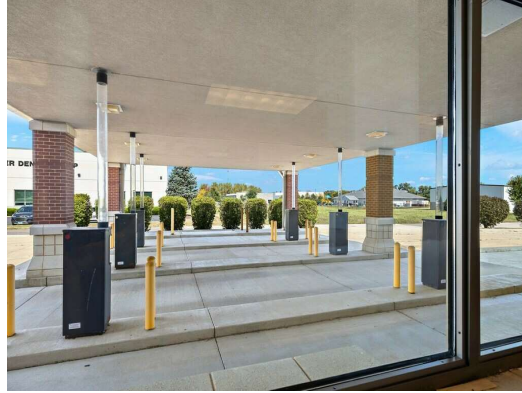
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VP / Designated Managing Broker
Heather Schweitzer
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

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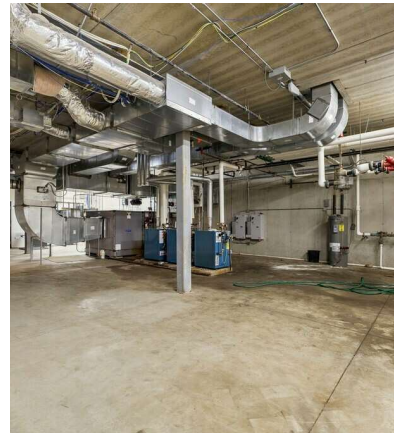
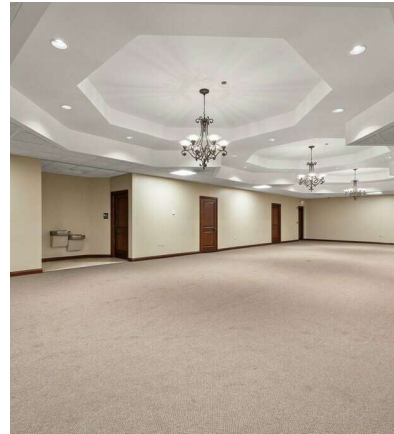
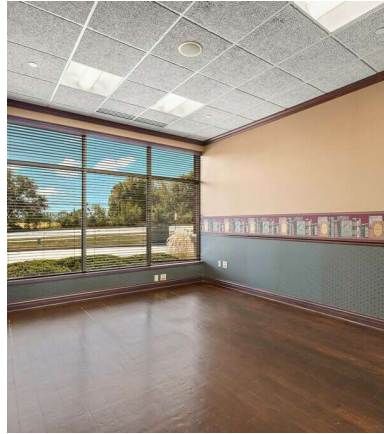
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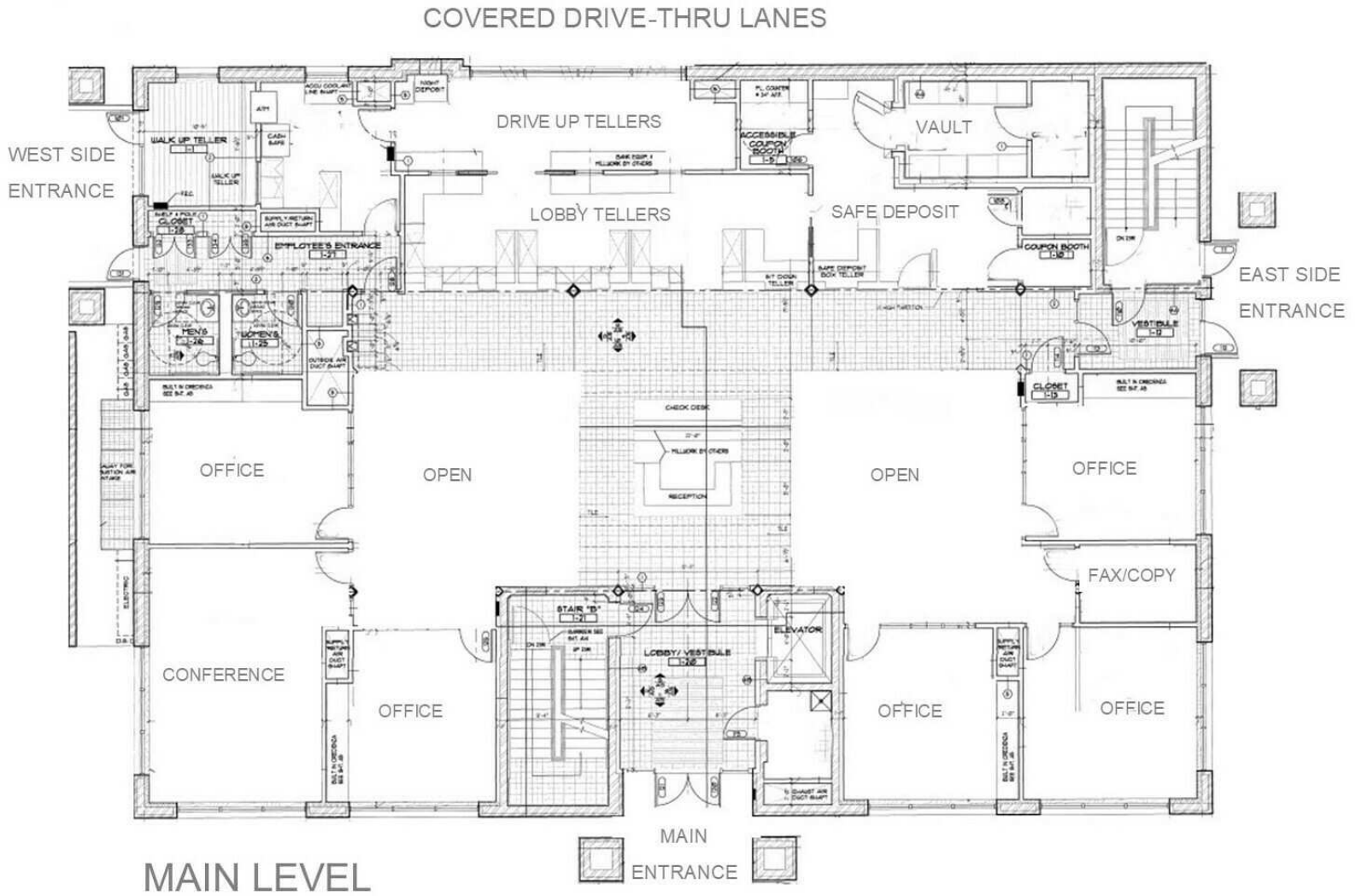
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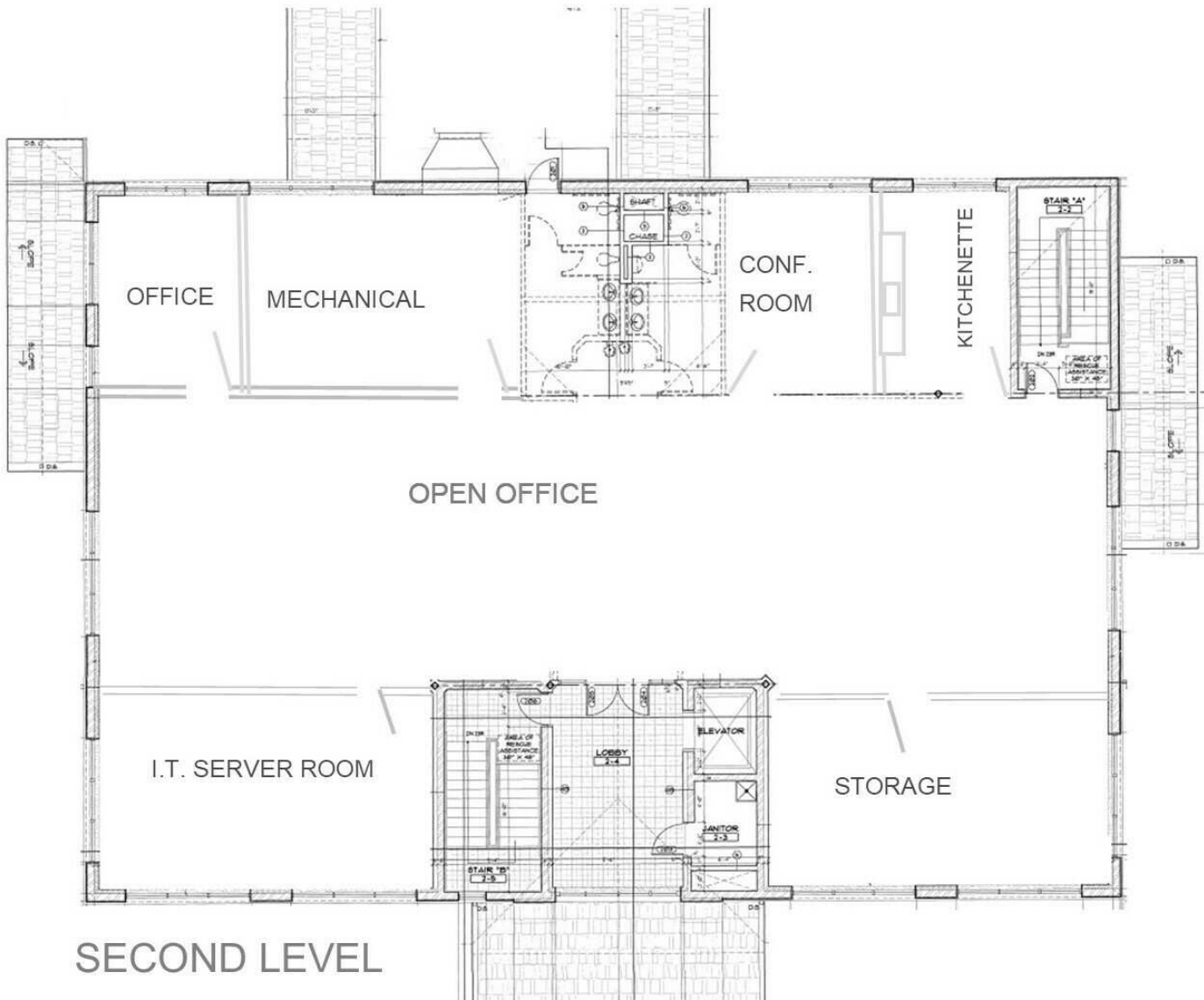
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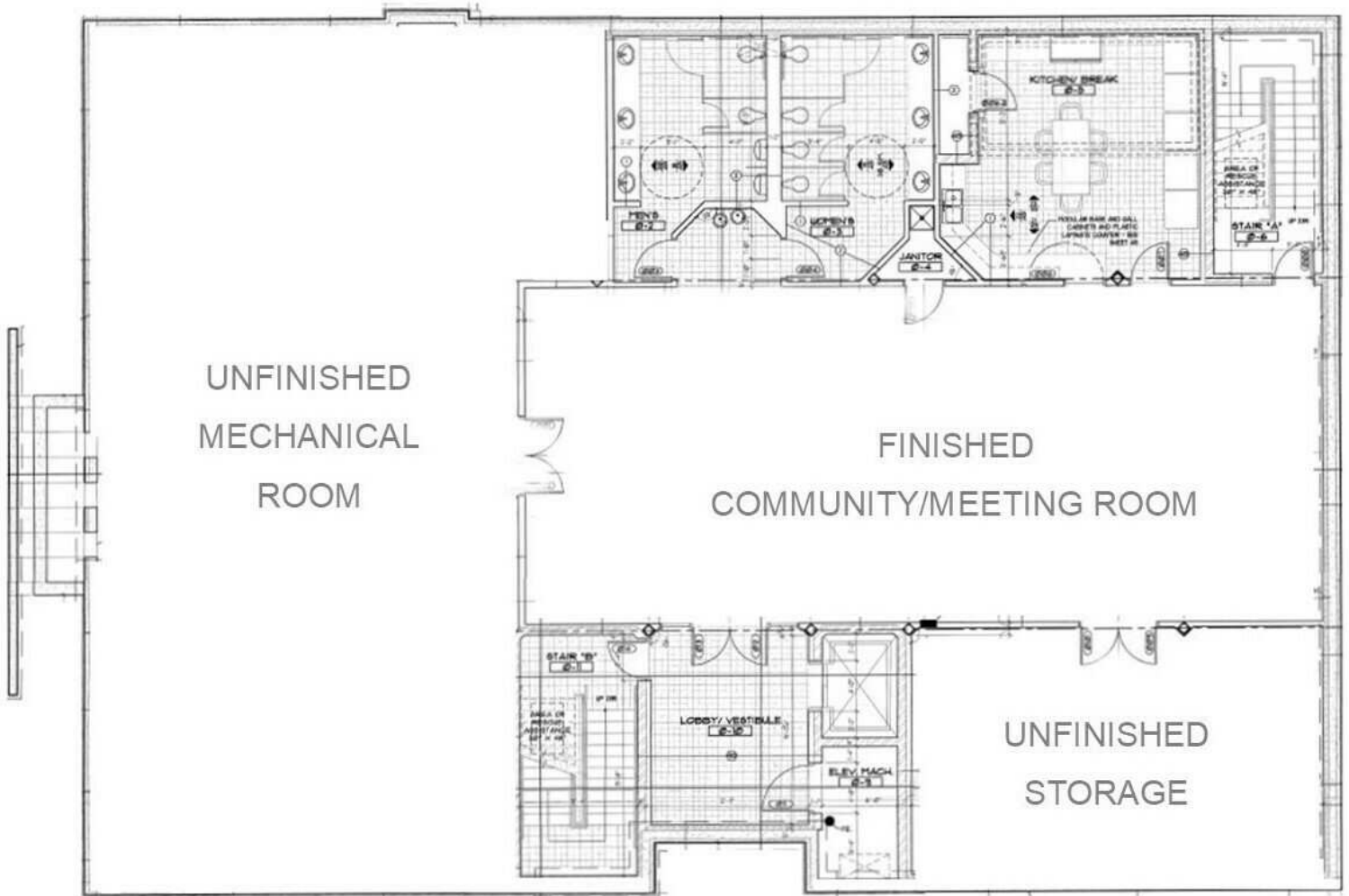
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LOWER LEVEL

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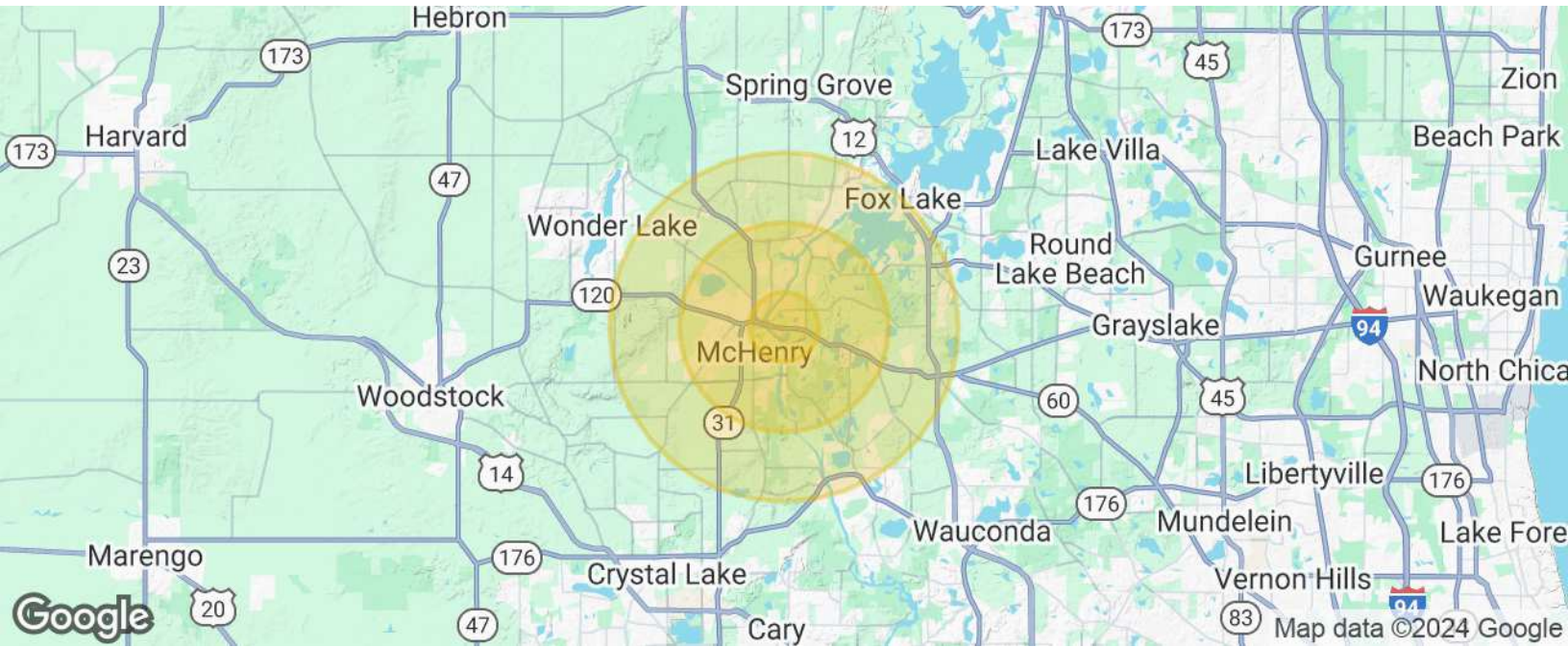
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,792	36,466	64,594
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	44	43	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,922	14,554	25,696
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$132,504	\$113,447	\$118,491
Average House Value	\$322,747	\$291,055	\$298,909

Demographics data derived from AlphaMap

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