

2919 Illinois 173
Spring Grove, IL 60071

For Sale

MLS #12177881 (Retail) 12178509 (Residential)

LIVE / WORK OPPORTUNITY



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\$1,099,000 HOUSE & SHOP

Live/Work Location
3,222 SF Residence
3,250 SF Shop Building

Superb live/work location on 6.7 acres zoned B-2 in the Village of Spring Grove (zip code is Richmond).

RESIDENCE: Attractive and well maintained 3,222 SF 2 level 3-4 bedroom house with first floor master, 3 full baths and 2 half baths, fully finished basement with family room, office, bedroom, bath. 33x18 above ground heated pool with hot tub and deck. 2.5 car heated and air conditioned garage, sun room with heated slate floor and backup generator.

SHOP: 3,250 SF concrete shop with 11' ceiling, 2 drive in doors (8x10 and 14x10), 2 ADA baths, epoxy floor and 3.5 car garage. 620 SF Quonset hut with overhead door and silo for extra storage.

Live in the house and run your business out of the commercial building.

Specifications

Description:	Live / Work Opportunity - Street Retail
Land Size:	6.7 Acres
Year Built:	1990
HVAC System:	GFA/ Central Air
Electrical:	200 amp (house and shop)
Washrooms:	5 (house) 2 (shop)
Ceiling Height:	9 - 11 ft
Parking:	ample
Sewer/Water:	Well/Septic
Zoning:	B2
Taxes:	\$12,774.86 (2023)
PIN #:	04-12-300-022

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PREMIER
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Broker Associate
Shari Haefner

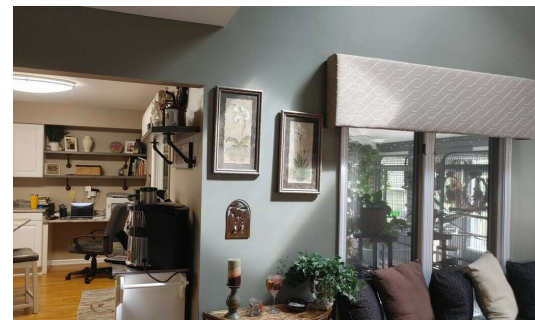
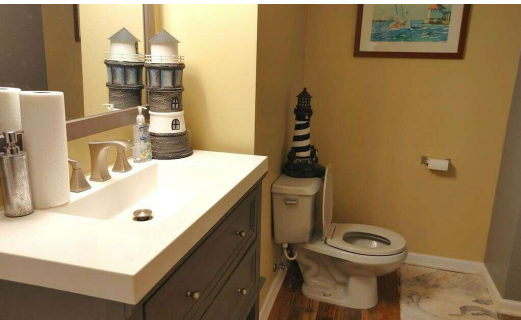
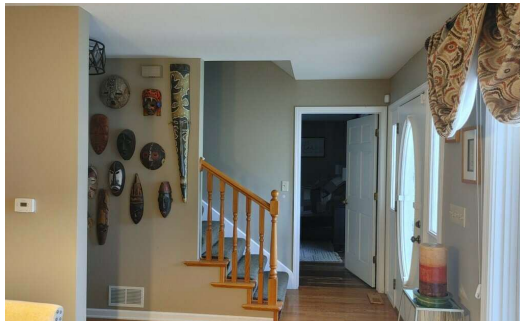
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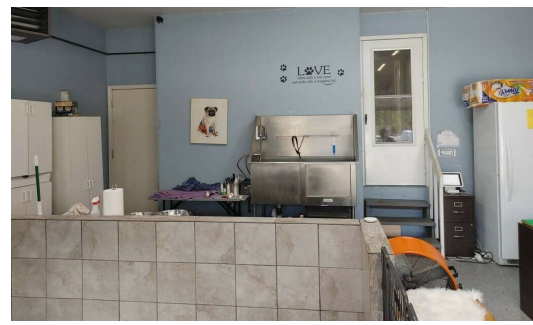
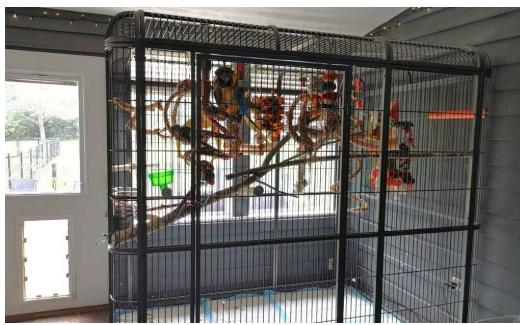
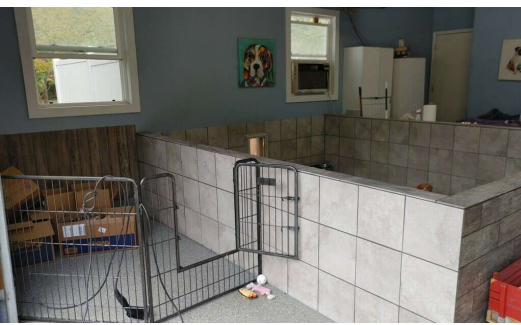
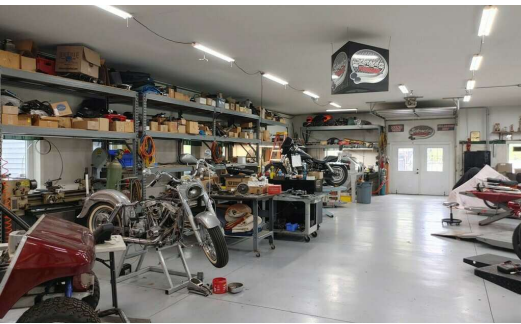
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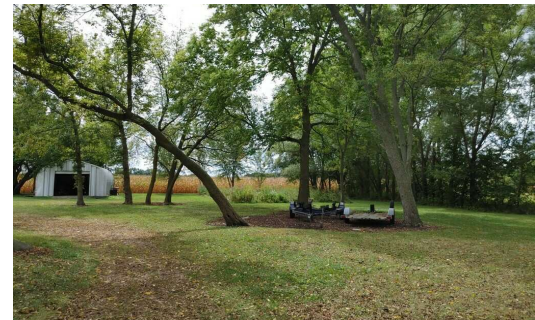
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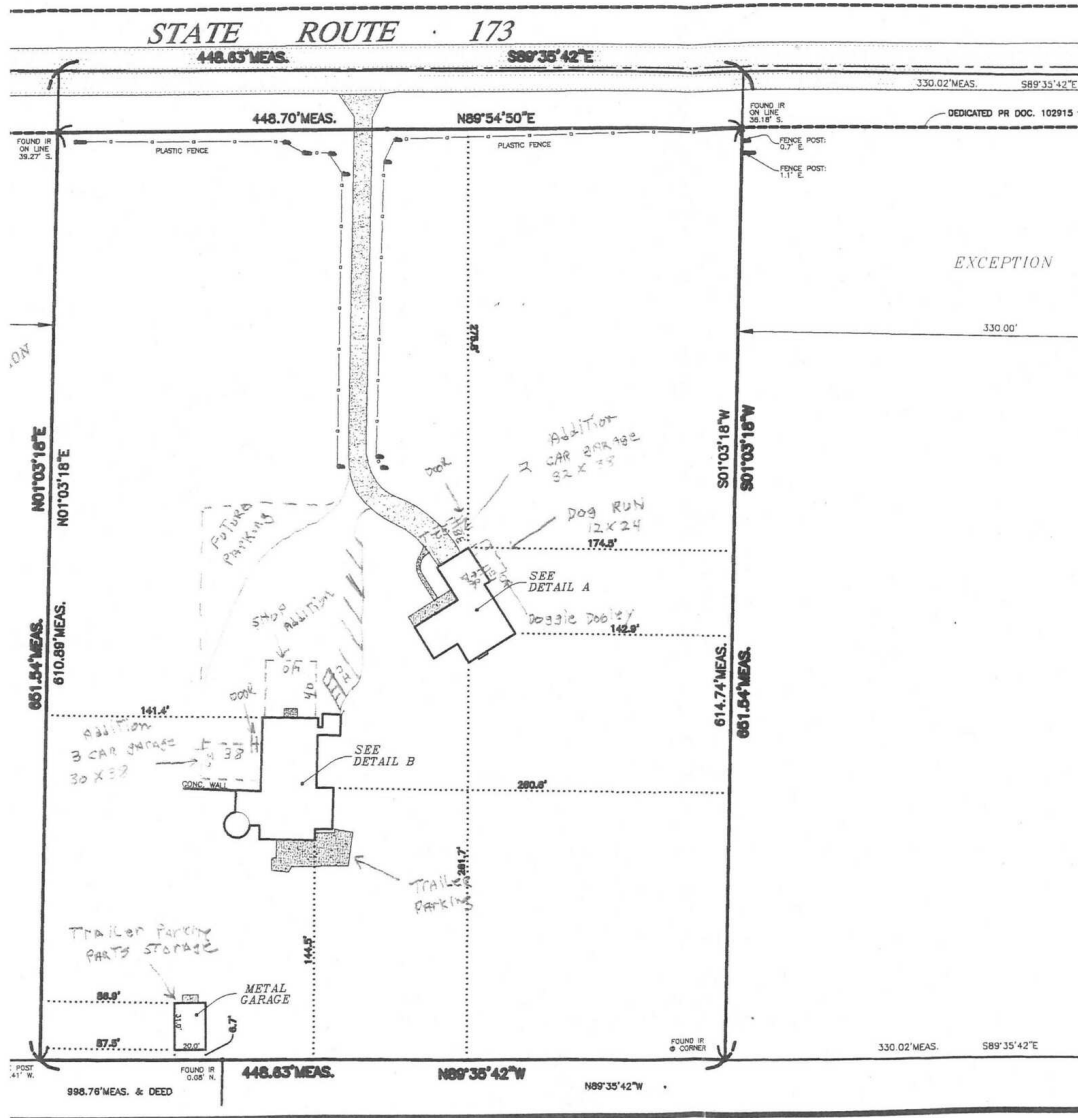
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SITE PLAN

THE NORTH 851.5 FEET OF THE EAST 998.76 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE WEST 220.00 FEET THEREOF AND THE EAST 330.00 FEET THEREOF, ALL IN MCHEERY COUNTY, ILLINOIS.



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