

# 181 Northwest Hwy. (Route 14)

Cary, IL 60013

## For Sale Or Lease

MLS #12319827

OFFICE / RETAIL



OFFICE / RETAIL 1,400 SF

**SALE: \$149,900**

LEASE: \$1,600/MO. \$13.71 PSF (MG)

### Office / Commercial Bldg. In TIF Dist.

1,400 SF office/retail building on busy Route 14. Corner location on 10,000 SF triangular lot. Right to use portion of lit monument signage on Route 14 seen by 25,500 vehicles per day.

Open front retail / clerical area, 3 private offices kitchenette w/ coffee bar, 6'x12' wood exterior deck, full basement for storage or workshop, bathroom (in basement), and 2 separate outside entrances.

Located in TIF district. B3 zoning allows for office or retail use. Building has been tuckpointed and recent new doors and windows. Owner is a licensed broker.

Also available for lease at \$1600/mo. Modified gross. Tenant to pay for snow, landscape and garbage.

### Specifications

Bldg. Size:	1,400 SF
Land Size:	10,000 SF (.23 AC) Triangular
Year Built:	1950
HVAC System:	GFA/ Central Air
Electrical:	200 amp
Washrooms:	1 (basement)
Parking:	Common
Sewer/Water:	well / septic
Zoning:	B3
Taxes:	\$4,225.32 (2024) Included in Rent
PIN #:	20-18-328-006

Demographics	1 Mile	3 Miles	5 Miles
Total Population	7,622	35,683	94,471
Average HH Income	\$128,654	\$149,027	\$137,879

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www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

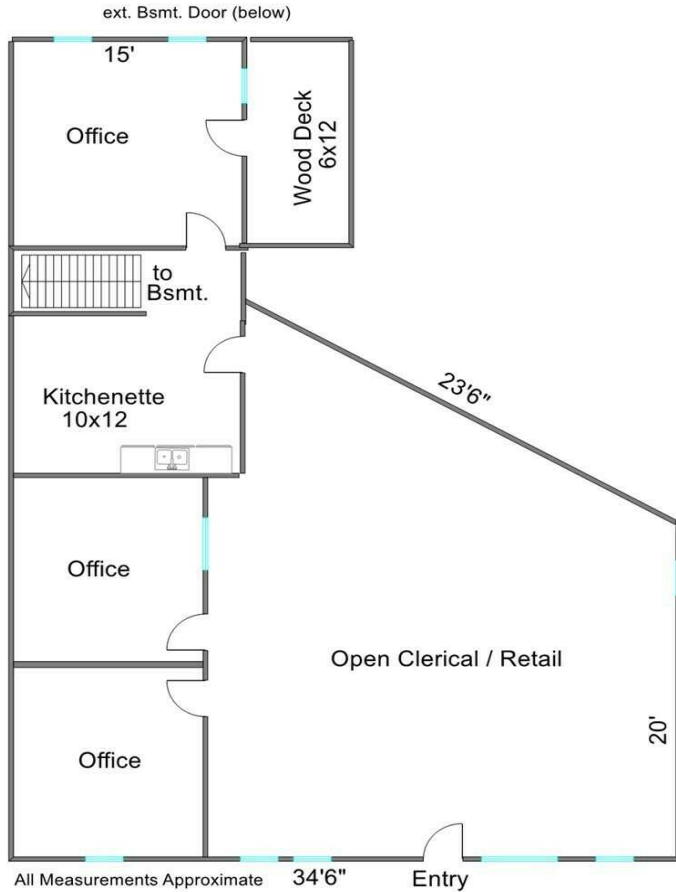
Senior Broker  
**Bruce Kaplan**

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**181 S NWHW 1,400 SF**

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Surveying, Inc.  
www.erstappen.com  
14 N. Madison St.  
Suite 1100  
Chicago, IL 60601  
773.310.1111  
info@erstappen.com

## PLAT OF EASEMENT

A 14 foot wide Ingress, Egress & Sign Easement over and across part of the Southwest Quarter of Section 18, Township 43 North, Range 9 East of the Third Principal Meridian, and that part of Lot 78 in Spring Beach Subdivision being a Subdivision of part of Sections 17 and 18, Township 43 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded February 23, 1921 as Document No. 50281 in Book 4 of Plats, pages 26 and 27, which falls within a tract of land described as follows: Beginning at a point on the Eastern right-of-way line of the State Highway, commonly known as U.S. Route 14, a distance of 323.25 feet Southwesterly of the intersection of said Eastern right-of-way line with the Northern line of Lot 78 in said Spring Beach Subdivision; thence North 60 degrees 10 minutes 38 seconds East, 14.00 feet; thence South 28 degrees 40 minutes 28 seconds East along a line 14.00 feet Northwesterly of and parallel with said Eastern right-of-way line, 114.89 feet to the Eastern line of said Lot 78; thence South 19 degrees 27 minutes 52 seconds West along said Eastern line of Lot 78, a distance of 2.75 feet; thence North 02 degrees 08 minutes 36 seconds West along the Northern right-of-way line of said U.S. Route 14 per Circuit Court Case #88274, a distance of 15.04 feet; thence North 29 degrees 40 minutes 28 seconds West along said Eastern right-of-way line, 107.58 feet, to the Place of Beginning in Henry County, Illinois.



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