

112 S State St

Marengo, IL 60152

For Lease

MLS #12372003

OFFICE / RETAIL



OFFICE / RETAIL 1,200 SF

\$1,400/MO. \$14. PSF MODIFIED GROSS

Retail / Office

1,200 SF of retail/office space in the heart of vibrant downtown Marengo with terrific exposure and downtown charm.

Updated facade gives the building a fresh look. Ideal location for endless uses such as insurance agent, financial planner law, office, boutique, barber, salon, spa, creative studio, coffee shop, or photography studio. On-street parking for clients and customers and 2 spots behind building for tenants.

\$1,400/mo. Modified gross. Tenant responsible for snow removal and utilities. Immediate occupancy.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,385	9,045	12,332
Average HH Income	\$94,095	\$97,867	\$106,680

Specifications

Year Built:	1900
HVAC System:	GFA/ Central Air
Electrical:	100 amp
Sprinklers:	No
Washrooms:	1
Ceiling Height:	8 ft
Parking:	2 (rear)and Street
Sewer/Water:	City
Zoning:	B1
Utilities:	Tenant Responsibility
CAM & Taxes	Included in Rent
PIN #:	11-35-280-011

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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.

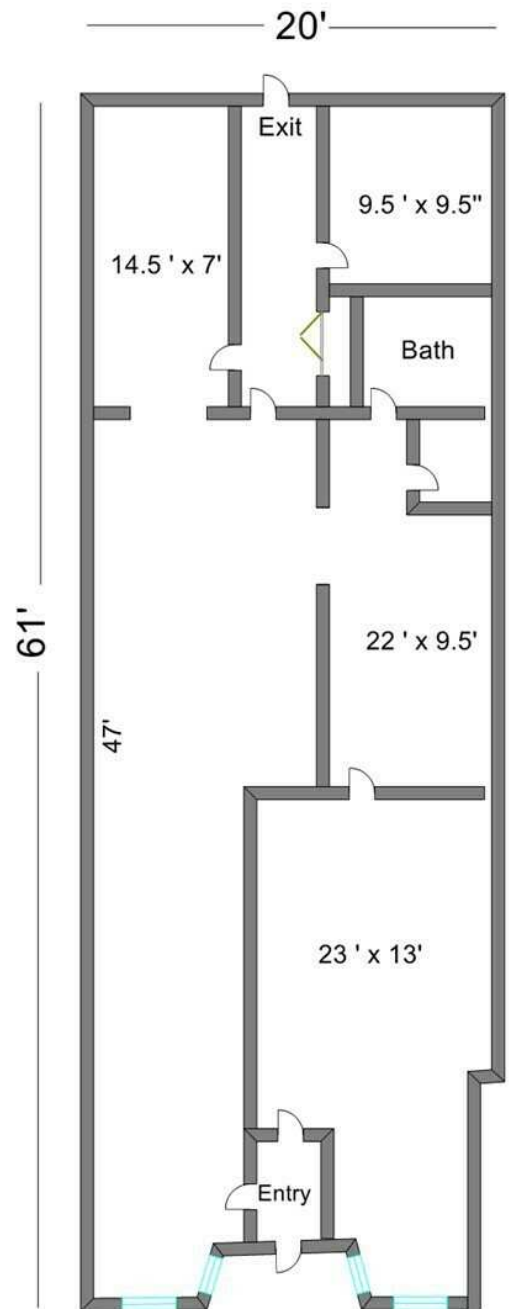


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Measurements Approximate

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