

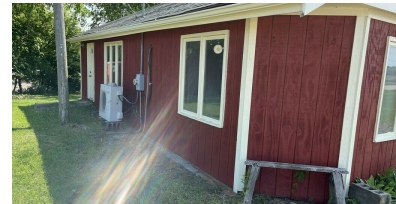
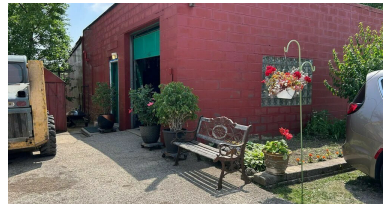
# 43w427 and 43w461 Highway 20

Pingree Grove, IL 60140

## For Sale

MLS #12530930

RETAIL



RETAIL 1,248 SF & 2,080 SF

\$545,000

### 2 Freestanding Buildings 1,248 SF and 2,080 SF 1.2 Acres Total

Two commercial buildings located on US 20 and adjacent to Starks Corner and across from the proposed Jewel Store.

**43W427:** 2,080 SF with 40×31 shop, an overhead door, large rear 40×21 back room, one bath, walk out basement under the 40×21 area, and fully air conditioned. There is also a propane tank in the rear of the property and two large sheds.

**43W461:** 1,248 SF building with a 26×37 front work area, one bath, private office, rear storage space and additional 5×6 storage. Recent updates include a new electric panel, furnace and A/C. Both buildings are on a shared well.

Shared parking lot and C-1 zoning. Both buildings are on a shared well.

### Specifications

Description:	2 Buildings
Size:	3,328 SF Total
Land Size:	1.2 AC ( 52,272 SF)
Year Built:	1960
HVAC System:	GFA/ Central Air
Electrical:	100 amp
Washrooms:	1 per Bldg.
Ceiling Height:	9 ft
Parking:	Shared
Sewer/Water:	Well & Septic
Zoning:	C1
Taxes:	43W461: \$3,592.60 43w427: \$4,790.36
PIN #:	02-30-400-001 & 002

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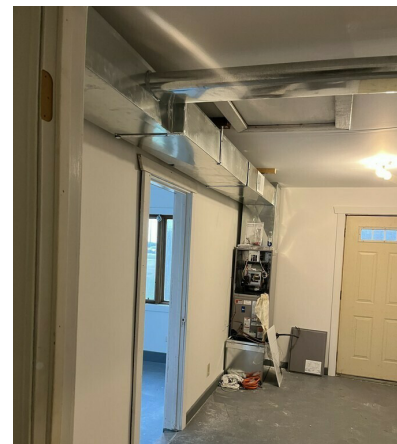
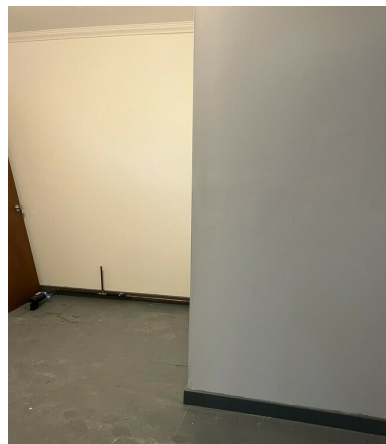


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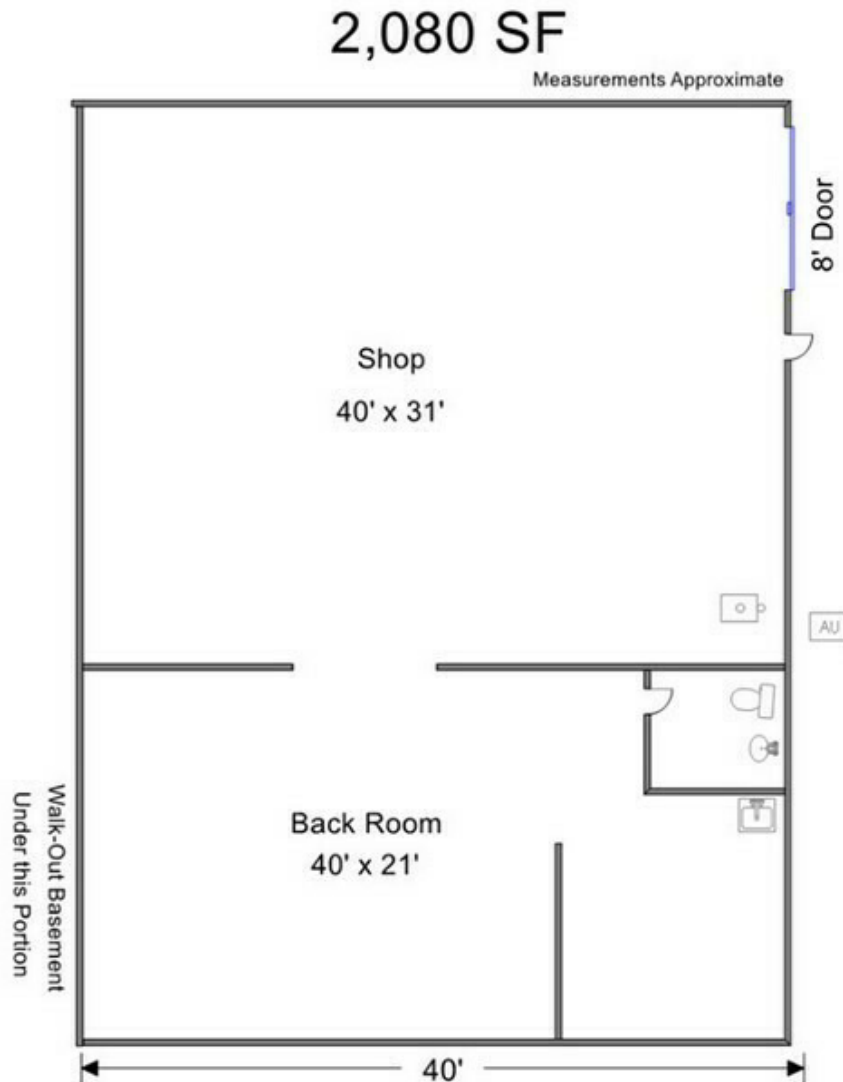
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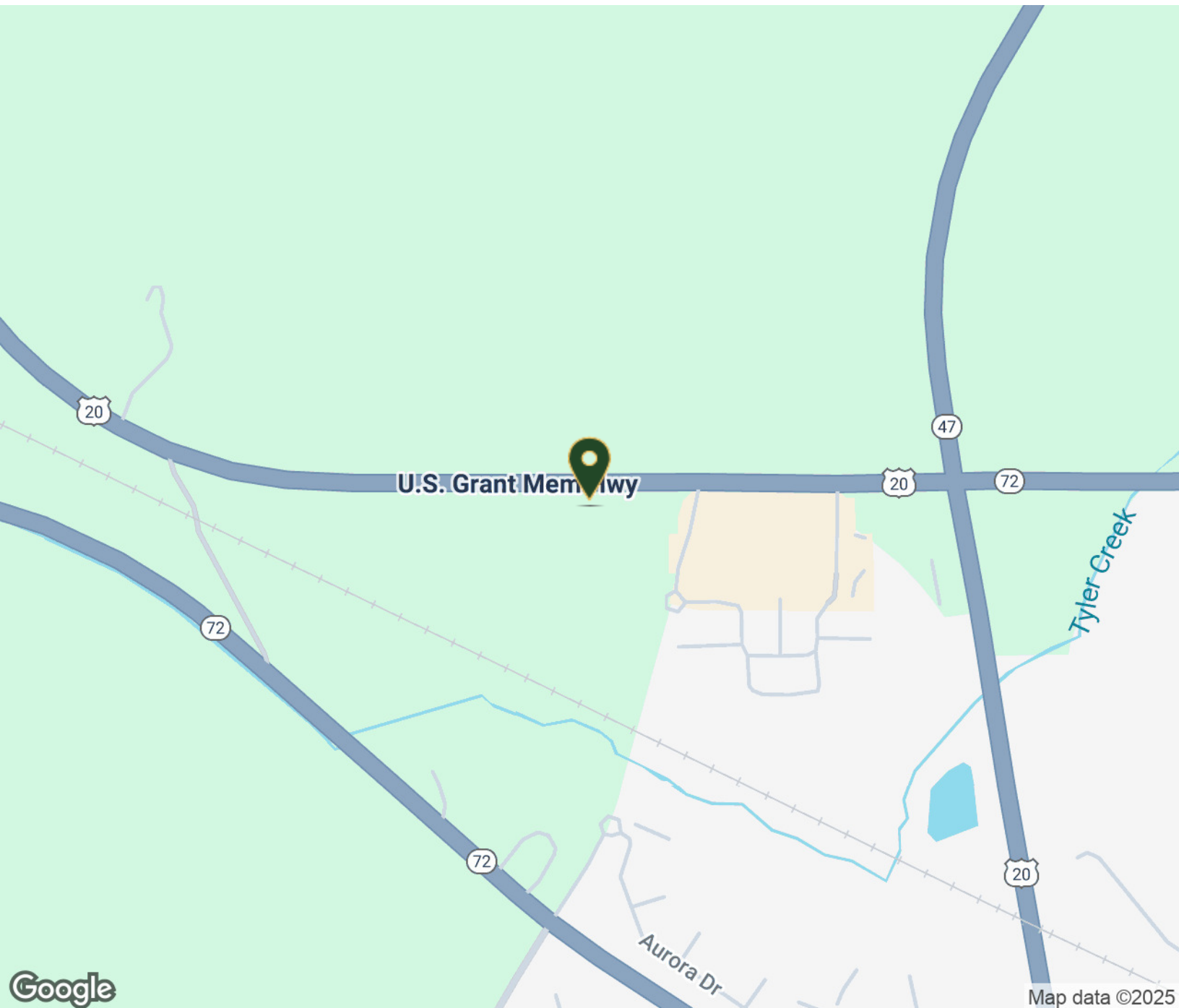
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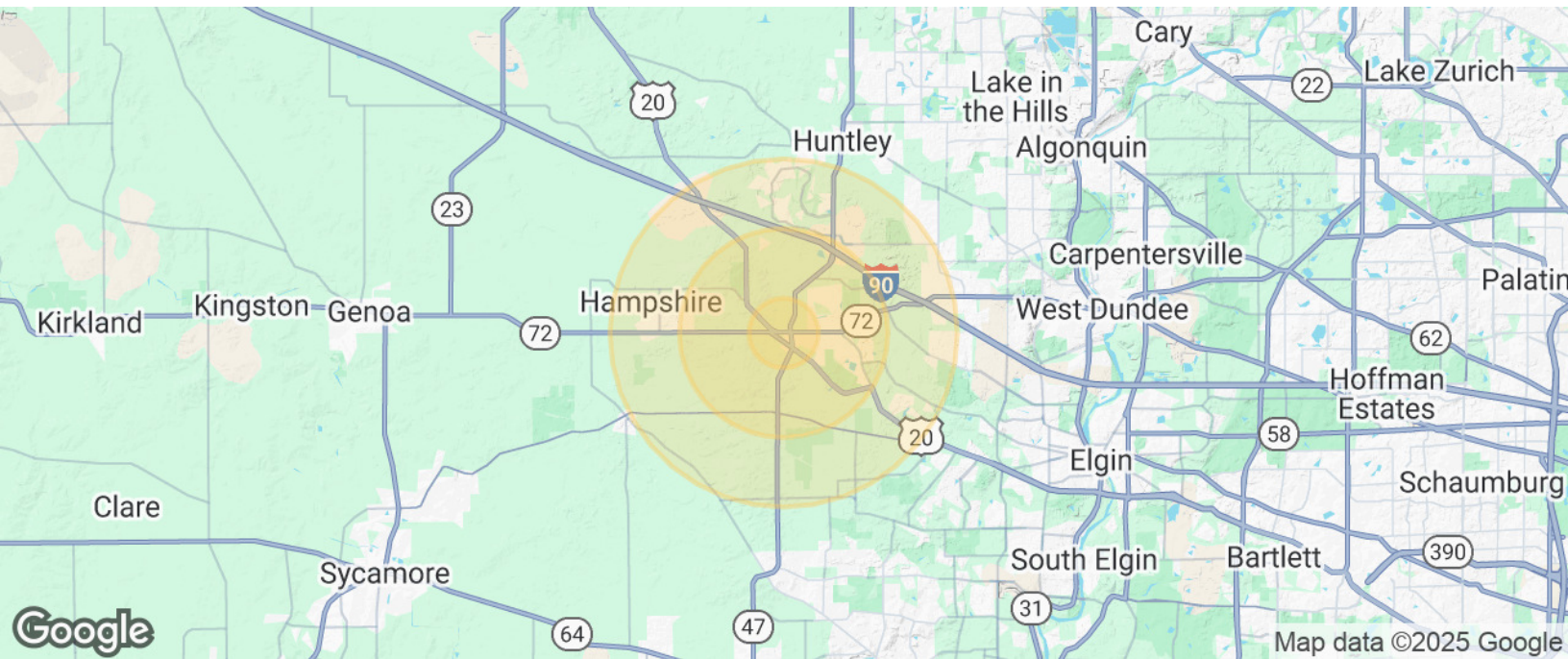


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Population	1 Mile	3 Miles	5 Miles
Total Population	2,924	15,827	41,631
Average Age	33	37	46
Average Age (Male)	33	36	45
Average Age (Female)	34	37	46

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	910	5,335	16,440
# of Persons per HH	3.2	3	2.5
Average HH Income	\$150,619	\$145,888	\$127,979
Average House Value	\$364,588	\$371,153	\$365,376

Demographics data derived from AlphaMap

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