

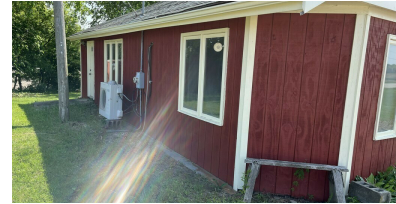
43w427 and 43w461 Highway 20

Pingree Grove, IL 60140

For Sale

MLS #12530930

RETAIL



RETAIL 1,248 SF & 2,080 SF

SALE PRICE: \$535,000

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 40x31 shop, an overhead door, large rear 40x21 back room, one bath, walk out basement under the 40x21 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 26x37 front work area, one bath, private office, rear storage space and additional 5x6 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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Sharon Glasshof
Senior Broker

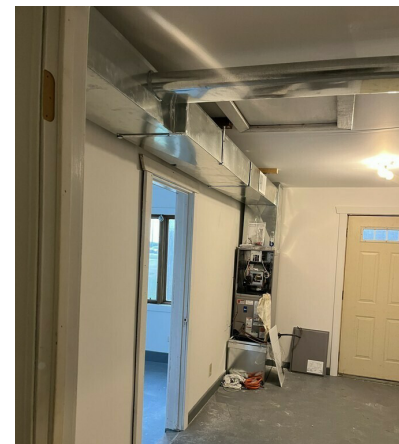
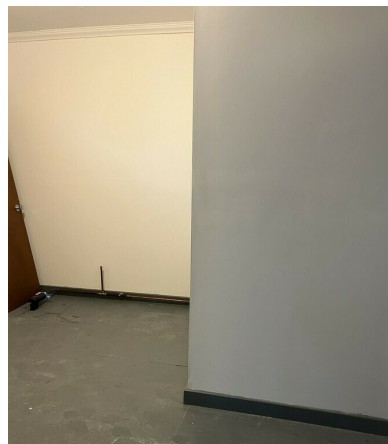
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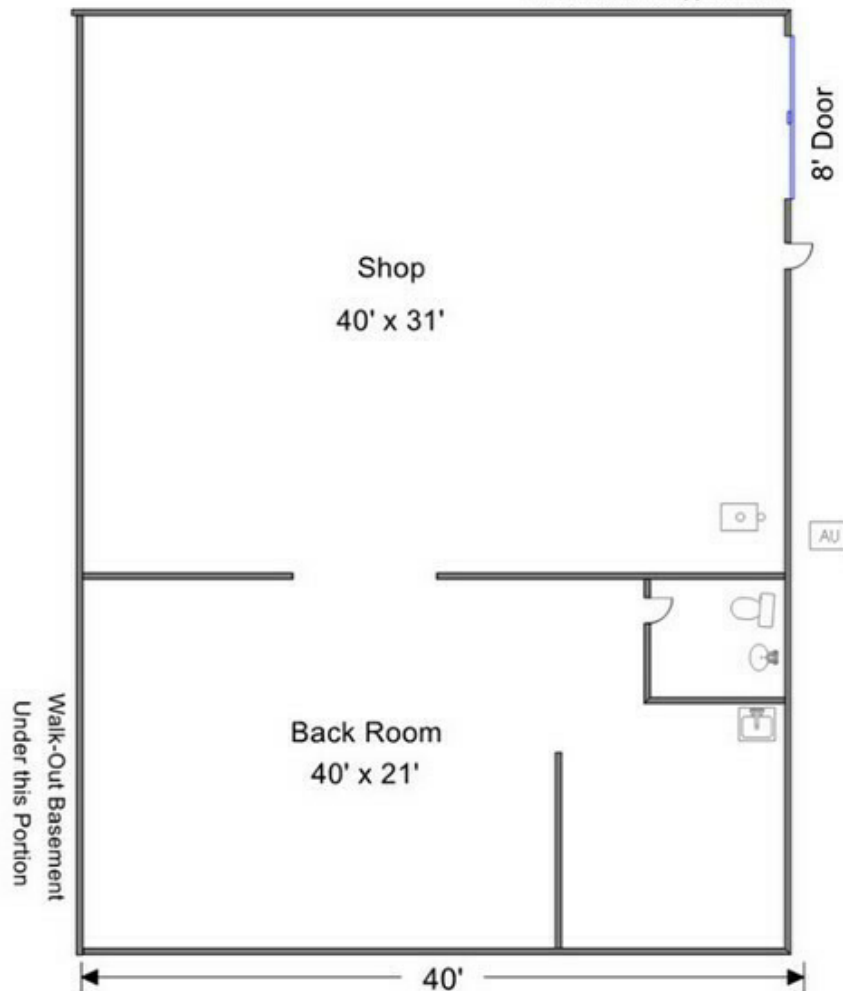
1,248 SF

Measurements Approximate



2,080 SF

Measurements Approximate



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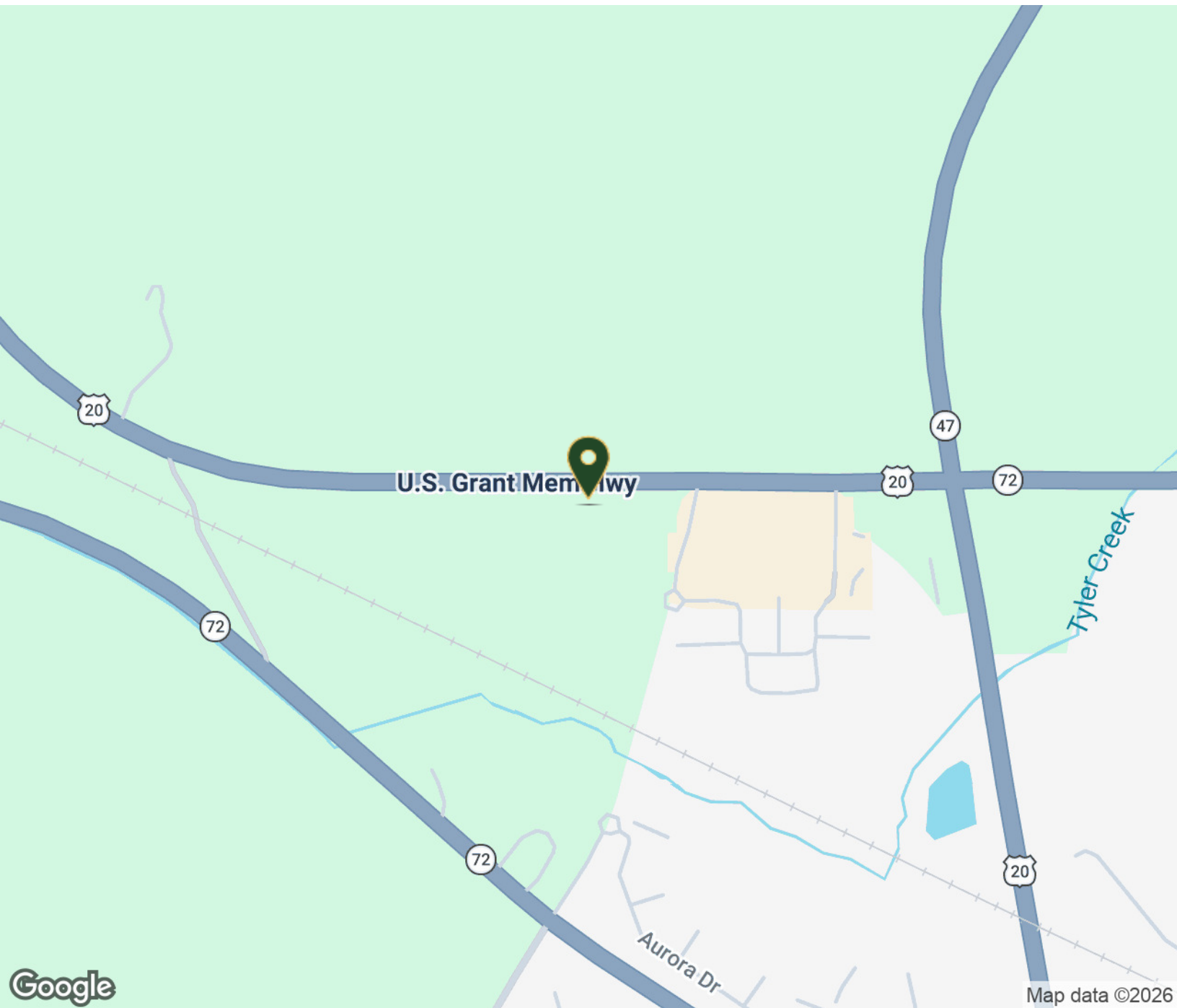
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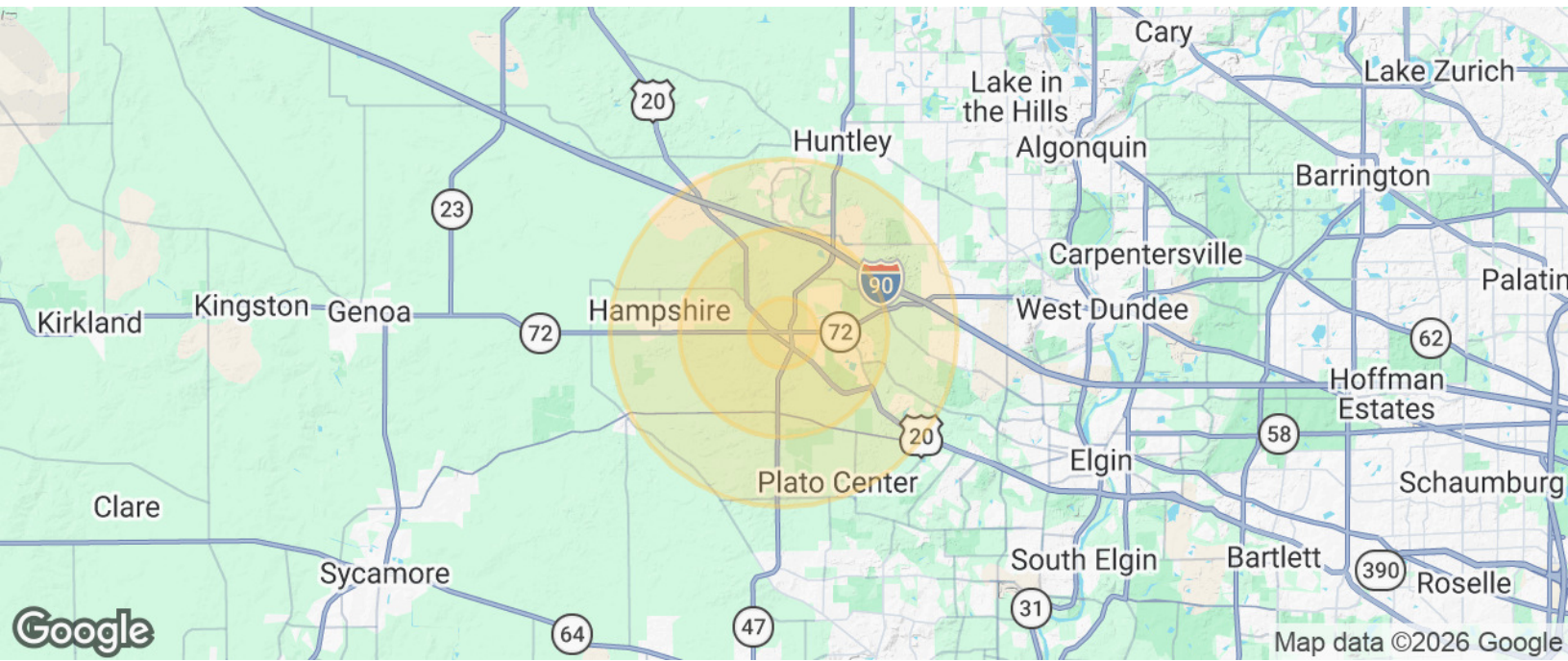
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Population	1 Mile	3 Miles	5 Miles
Total Population	2,924	15,827	41,631
Average Age	33	37	46
Average Age (Male)	33	36	45
Average Age (Female)	34	37	46

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

2020 American Community Survey (ACS)

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