

43W407 US HWY 20

Pingree Grove, IL 60140

For Sale

MLS #12587200

RETAIL



RETAIL / INVESTMENT 6,174 SF

SALE PRICE: \$590,000

RETAIL / INVESTMENT OPPORTUNITY 6,174 SF

Calling all investors...bring your offer to secure this prime location for your business on Starks corner of Route 20 & 47!

HighLights

- * Well Established , turn-key Antique Shop with two floors of retail space involving approximately 30 individual rentable spaces , with so many opportunities. All cash registers, counters, display cases, etc included!
- * Additional upstairs (non-conforming) 2-3 bedroom apartment offers approximately 1,000 sq ft. of rental potential.
- * Ample parking spaces in front of and on the side of building.
- * Handicapped accessible entrance.
- * Building was updated in 1990 including new electric, HVAC, drywall, etc...
- * Additional adjacent parcel/buildings also available for purchase to further build on your commercial portfolio! All buildings currently generating rental income!

Specifications

Size:	6,174 SF
Year Built:	1961
HVAC System:	GFA
Electrical:	100 Amp
Sprinklers:	Yes - Partial
Washrooms:	2
Ceiling Height:	8 - 10 ft
Parking:	Ample
Sewer/Water:	Septic/Well
Zoning:	C2
Taxes:	\$0.00
PIN #:	0230400003

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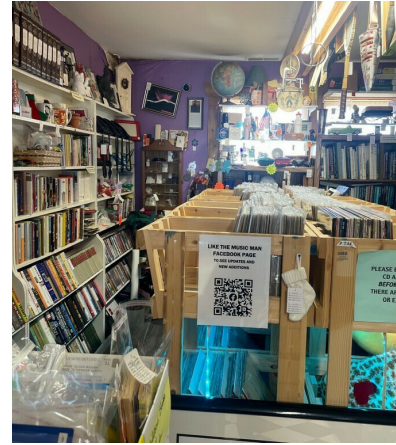
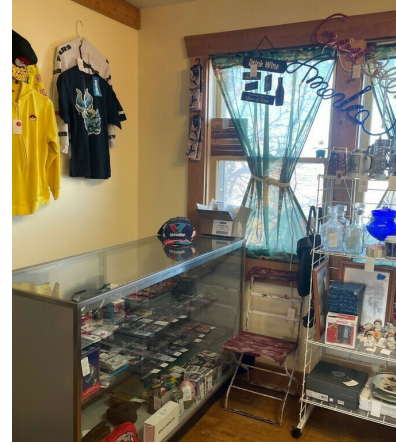
Sharon Glasshof
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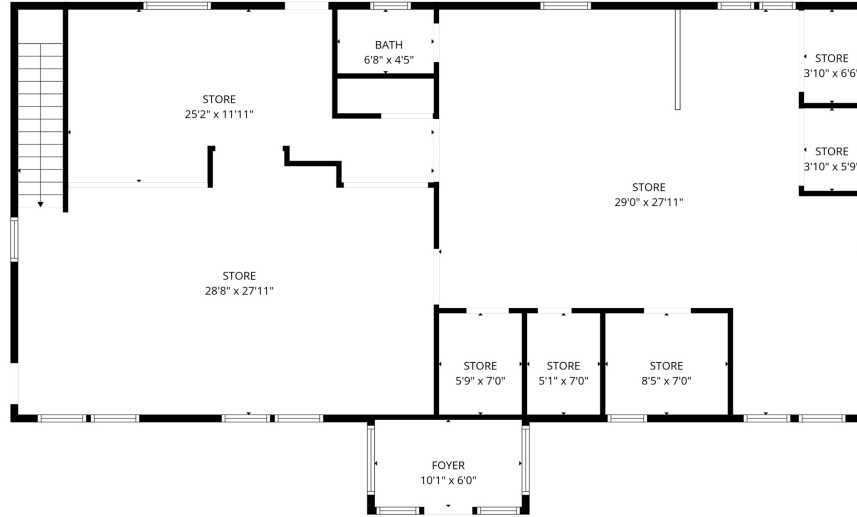
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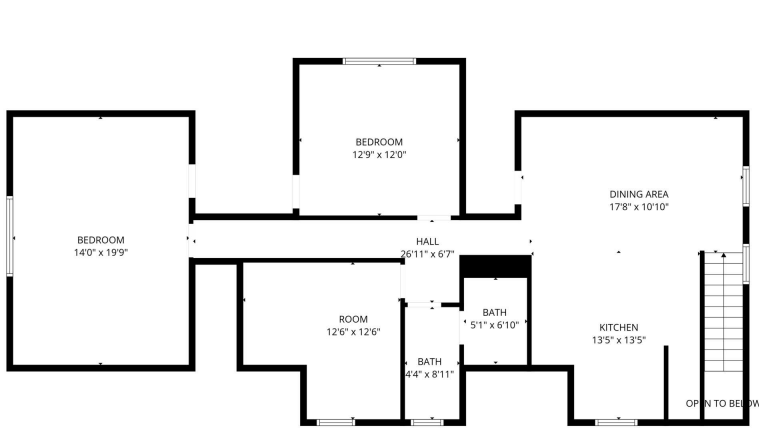
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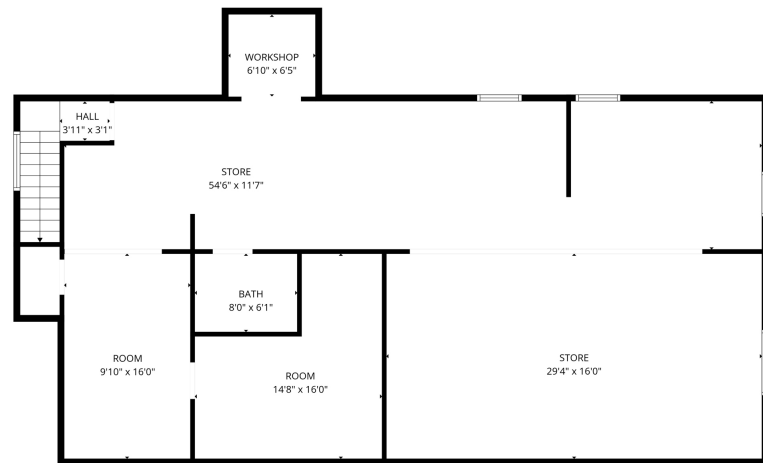
Main Floor

FLOOR PLAN CREATED BY CUBICAGA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Upper Level Non Conforming Apartment

FLOOR PLAN CREATED BY CUBICAGA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Basement

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